



State of California • Department of General Services • Gray Davis, Governor

REAL ESTATE SERVICES DIVISION

Professional Services Branch

707 Third Street • P.O. Box 989052 • West Sacramento, CA 95798-9052 • (916) 375-4700

EXHIBIT 'B' OUTLINE SPECIFICATIONS

PROJECT:

PROJECT NO.:

AGENCY:

DATE:

LOCATION:

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PROJECT CONTACT:

PHONE:

FAX:

Confirmation Statement

I/we have read this Exhibit 'B' Specification and understand it is incorporated into, and is part of, this lease.
I/we have acknowledged each and every page either by placing my/our initials on 1) the cover sheet, or 2) each and every page.

DIVISION 1 -- GENERAL REQUIREMENTS

01.00 LESSOR'S RESPONSIBILITIES IN RELATION TO PLANNING

- A The Lessor shall, at all times, during initial design and construction and throughout the term of the lease, operate and maintain the facility in accordance with best practices to achieve energy efficiency, sustainability, improved air quality and enable maximum recycling efforts.
- B For ease in reading these Specifications, brief summaries of applicable code sections taken from the 1998 California Building Code and the California Access Compliance Reference Manual have been inserted into the appropriate areas (*shown in italics*). It shall be the responsibility of all users of these Exhibit 'B' Specifications to fully research the complete code section(s) as they relate to each architectural, design or construction element of this project. Note: Chapter 11 of the Uniform Building Code (Model) has not been adopted by The State of California for accessibility and therefore does not apply to this project.
- C The following brief summary of responsibilities is provided to aid the Lessor, and is not intended to be a complete statement of services to be provided. The lessor shall be responsible for complying with all aspects and requirements of the lease and its exhibits, as well as all statutes, policies and regulations of current and applicable state, federal, city and county codes.
 - 1 Each state lease project is assigned to a team consisting of a Real Estate Officer (REO) and a Space Planner (Planner). All leasing considerations, parking, janitorial, etc., shall be determined by the REO. The Planner is the single point of contact (not the client agency) and shall make determinations concerning space planning, construction costs, construction, code compliance, change orders, final project approval and acceptance.
 - 2 The building Lessor or their representative shall be responsible to provide to the State the following documents or obtain the following approvals at their expense:
 - a Lessor shall provide accurate drawings depicting the 'as-built' condition of the space to be leased including site plan, building common areas and paths of travel necessary for State tenancy. Lessor will be responsible for any rework, design changes, change orders, etc., caused by discrepancies in 'as-built' plans provided to RESD for planning and design purposes.
 - b Provide to the Planner, at the beginning of the project, a current electronic (CAD) as-built drawing, of the area(s) to be leased and a site plan showing parking. The ACAD versions to be used shall be Release 14, 2000, or as approved by the Planner.
 - c The Lessor shall review all requirements of the Exhibit documents. It is the Lessor's responsibility to provide copies of Exhibit 'A' drawing(s) and Exhibit 'B' Specifications to their architect, engineers, consultants and contractors. Exhibits 'A', 'B', 'C' and other applicable exhibits shall be used together and shall be kept at the construction site at all times.

- 3 Lessor shall provide to the Planner an itemized unit cost construction estimate including all charges: labor, fees, taxes, shipping, permits, inspection, handling, installation and fabrication. Lump sum construction estimates are not acceptable. Three competitive bids are required unless approved by the State.

SAMPLE OF REQUIRED CONSTRUCTION ESTIMATE FORMAT					
Item	Unit Price	Unit Type	Number of Units	Total Cost	Remarks
20 Minute door/frame	\$595.00	each	4	\$2,380	Oak
2'x4' Ceiling t-bar/grid	\$0.70	SF	756 SF	\$529	Armstrong Cirrus
5 ton HVAC unit	\$3,340	unit	1	3,340	-----
Relocate thermostat	\$180.	each	1	180.	Title 24 height

- 4 The following improvements shall be provided by the Lessor at no cost to the State:
- Exterior window coverings
 - All capital improvements to the building's core and shell
 - Fire sprinkler main loop installed throughout for normal occupancy, including heads in place
 - Perimeter and core walls with drywall, taped, textured/sanded and ready for paint
 - Electrical service at a minimum of 5 watts per square foot for employee equipment
 - Acoustic ceiling tiles and grid (minimum 90 NRC in open areas)
 - HVAC and ducting to the space; not interior distribution within the space
 - Required entry/exit door(s), assemblies, and public exit corridors
 - Code required restroom facilities
 - Any demolition of existing tenant improvements
 - All improvements that are required per zoning, building, fire, Title 24/ADA and applicable building codes that are related to the building's core and shell
- 5 Lessor shall obtain the services of a licensed Architect or engineer as applicable to produce construction documents, which include all components of Exhibit 'A' and as further defined in Exhibits 'B' and 'C'. 'Lessor's architect shall verify that all requirements of the project are contained in the construction documents provided to the Planner. All documents shall be produced in CAD (Computer Aided Drafting) format, version as specified by the Planner. Drawings shall include, but not be limited to, site plan showing the path-of-travel from the property line (adjacent bus stop if applicable), and access compliant parking to the building entrance, through the building to the suite to be leased, floor plans(s), sections and/or elevations as required to show all project requirements and information regarding code compliant restrooms, door hardware, stairwells or elevators, signage, drinking fountain locations and all electrical, mechanical and/or other improvements relating to the leased space. Use of Exhibit 'A' in lieu of Construction Drawings is not acceptable.
- a The Architect that completes a site survey and provides a verified disabled access report must have at least an ICBO Access Certification, or be included on the Division of the State Architect (DSA) access compliance division list of consultants approved for this purpose. Provide approval documentation to Planner. See Exhibit C for forms and procedures.

- 6 All selected architects, engineers and contractors shall have a current and valid license for their respective discipline, as issued by the State of California.
- 7 The Lessor shall coordinate with the Lessor and the Department of Industrial Relations, as covered in labor code 1720.2 et seq., to investigate whether the project falls under the requirements of prevailing wage as related to construction labor.
- 8 Submit State reviewed construction drawings to the local city or county building authority and obtain a building permit.
- 9 Submit construction drawings to the State Fire Marshal for approval. Provide approval documentation to Planner. See Exhibit C for forms and procedures.
- 10 Submit construction drawings to the DSA for approval. The Lessor shall obtain, at the Lessor's cost , certification that the drawings meet the requirements of Title 24/ADA. See Exhibit 'C' for forms and procedures.
- 11 Lessor's contractor shall provide all submittals, details per Exhibits and as requested by the Planner for approval. Shop drawings of all millwork/cabinetry and special items shall be submitted to the Planner for approval prior to fabrication.
- 12 At project completion, provide Certificate of Occupancy and other documents to Planner. Refer to section 2.18 of these Specifications.

D Sustainable Criteria

- 1 This specification addresses issues related to indoor air quality, environmental protection, construction waste management and energy efficiency:
 - A Indoor Environment Protection addresses practices and design requirements with the purpose of minimizing indoor air quality problems that might otherwise negatively impact workers and building occupants.
 - B Environment Protection intent is to minimize environmental pollution and damage as a result of construction operations and reduce the depletion of environmental resources.
 - C Construction Waste Management identifies materials to be recycled or salvaged during construction and sets the overall diversion goal for the project. The minimum standard for state projects is 50% diversion of construction and demolition materials.

E For the purpose of determining rent, Square Footage calculations for use on State leased space shall be calculated as follows:

Net useable office area includes all areas assigned to the state agency such as: offices, conference rooms, reception rooms, special use rooms, supply rooms, hallways within the space, laboratories, private restrooms/showers, break rooms, auditoriums, cafeterias and spaces which can only be used by the state tenant. Net usable office area does not include stairwells, stacks/shafts, janitor closets, mechanical rooms, electrical rooms, general or required restrooms, dedicated

public corridors, and public lobbies. Net useable office area is measured from the finished surface of the office side of the corridor and other permanent walls, the dominant portion of exterior walls, and from the centerline of demising walls separating other offices.

01.01 GENERAL PROVISIONS

- A Refer to Division 3, Special Provisions, which may expand and detail the project specific requirements.
- B Title 24 calculations, including the Certificates of Compliance relating to alterations or additions, shall be furnished to the state for information purposes on demand. Said documents shall be provided at no cost to the state and shall have been approved by the local authority.
- C The quarters shall consist of a State lease space, or portion thereof, if so indicated, and appurtenant facilities, complete and ready for occupancy and in accordance with all lease exhibits and these Outline Specifications.
- D The State's intent is to achieve adequate standards of quality while avoiding unnecessary alterations, so that in all cases where an existing feature meets requirements specified herein, the Lessor's obligation is only to maintain that feature as it exists.
- E The State's intent is that the Exhibit 'A' drawings and Exhibits 'B' and 'C' in combination, be used to provide the basis of information for bidding and construction of this project. In case of conflict or ambiguity between the Exhibits, see Planner for direction; final decision/ direction will be given in writing.
 - Exhibit 'A' or "Special Provisions" of this specification shall indicate material locations, specialty details, finish and material selections, unique characteristics of this project, etc.
- F Wherever reference is made to "State," "Agency," "Department," or other State of California administrative department, it shall be construed to mean "Department of General Services, Real Estate Services Division, Professional Services Branch, here and after referred to as DGS." Any deviations from the Exhibits 'A', 'B' and 'C' of the lease, shall require approval from DGS.
- G Any reference in these documents to "plans", "sketch plans", or "as shown on plans" should be construed to mean as shown on Exhibit 'A' drawing(s) or described in Exhibit 'A'- Facility Design Program.
- H Construction plans and Specifications for provision of alterations, expansion of building system, including lighting, heating, ventilating, and cooling system as applicable to the construction of the space, shall be furnished to State prior to commencement of construction. Said documents shall be provided at no cost to the State and shall be approved by the local building authority.
- I Should the State make comments with regard to Lessor provided construction drawings and Specifications, they shall be construed as advisory only and shall not relieve Lessor from sole responsibility for conformity of the quarters to Exhibits 'A', 'B', or any other exhibits or attachments to the lease.

- J Lessor shall obtain a building permit for required construction and tenant improvements from the local authority and, upon completion of construction, a Certificate of Occupancy. Lessor shall furnish the RESD project Space Planner copies thereof.
- K If the lessor is unable to obtain a building permit from the local authority, Lessor shall hire at his expense an Inspector of Record to review the project construction for conformance with the plans, specifications, and applicable codes. The inspector shall report directly to the State. A Certificate of Occupancy is required.

01.02 CONSTRUCTION AND CODE CRITERIA

- A These Specifications and design criteria describe minimum standards of quality and construction for premises leased for State use. Construction methods or materials other than those mentioned herein may be acceptable if in the opinion of the State they provide equal appearance and utility.
- B All references to California Code of Regulations (CCR) Title 24 shall be construed as the current edition in effect and applicable at the time local authorities having jurisdiction will be issuing the required permits.
- C Energy Conservation -- One of the Lessor's prime considerations in the development of quarters for the State's use shall be the conservation of energy resources needed to heat, cool, ventilate and illuminate such space along with usefulness, environmental quality, and aesthetic effect.
- D Life cycle cost procedures; consistent with the National Institute of Standards and Technology (NIST) recommended procedures (BLCC) shall be used by the Developer, Architect and/or Engineering Consultants in determining what techniques to use to achieve greater energy efficiency for the facility.
- E The State reserves the right to require the implementation of any future energy option that pays for itself within the firm term of the lease and to participate in any local utilities load management programs.
- F The Developer and Architect and/or Engineering consultants shall comply with CCR Title 24, Part 1 through Part 6.
- G Premises shall include installation and annual servicing of fire hoses and/or extinguishers, in cabinets, located as required by codes as applied by officials responsible.
- H Premises, when completed, shall conform to applicable codes, ordinances, and zoning laws and shall be constructed in accordance with sound engineering practices. The Department of General Services will consider only those facilities that can demonstrate the ability to meet a seismic performance level as set forth in FEMA 178 or an equivalent to at least 75% of the current Uniform Building Code. Certification of the above requirements must be provided by an independent, licensed structural engineer at the lessor's expense.
- I Premises shall conform to regulations and orders of the State Department of Industrial Relations and the Occupational Safety and Health Act (OSHA), Title 19 CCR and Title 24, as appropriate. Lessor shall also be responsible for all costs

relative to said certification including any preliminary plan review as deemed necessary by state. If fire, safety or health hazards are detected either before or after occupancy by the State, the Lessor, at the Lessor's sole cost and expense, shall correct them.

- J Lessor shall also be responsible for compliance with Health and Safety Code Sections 25280-25299.7, relative to operation and maintenance of existing Underground Storage Tanks (UST's). If the state elects to operate existing UST's, it shall assume responsibility as specified in the law for maintaining said UST's except that Lessor shall be responsible for the installation and maintenance of electronic or other sensory devices for monitoring leakage from the tanks.
- K Lessor hereby guarantees that the premises, when completed and ready for occupancy, are tenantable. All mechanical, electrical, plumbing, and other facilities and features (including architectural finishes, paint, hardware, doors, floor covering, etc.) are of quality capable of giving satisfactory service in accordance with these Specifications and for the full term of this lease. All labor shall be especially skilled for each kind of work and all workmanship must be thorough and first-class in all respects.
- L Emergency Evacuation Plans: Where the State occupies any portion, or all of a building, the Lessor shall provide an emergency evacuation plan(s) for the tenants. The plan shall be coordinated with the tenant agency Emergency Coordinator. In addition to any code required exit signage, lessor shall provide sufficient "key" floor plans to clearly delineate emergency exit routes, corridor located fire extinguishers and fire alarm pull stations. Key plans shall be located in central traffic areas, wall mounted and framed under glass, minimum size 8" x 10".
- M Title 24/ADA: All State leased spaces, both new and lease renewals, shall comply with all current building statutes, DSA/AC policies, codes, ordinances, and regulations. The requirements of CCR Title 24, California Building Code relative to Access Law Compliance, and Americans with Disabilities Act (ADA), and Uniform Federal Accessibility Standards (UFAS), must be included in the planning of these quarters. All construction work shall be planned to comply with the above mentioned standards. When code requirements conflict with one another, the most stringent code requirement will take precedence. Modifications of existing conditions to reach compliance are required unless the alterations meet the qualifications for 'Unreasonable Hardship'. For the purposes of this State leased project, an Unreasonable Hardship shall be defined as a condition which effects Right-of-way (path of travel), legal or physical constraints. Hardships are unlikely to be granted for buildings constructed after 1991. A hardship can not be determined by RESD or their client State agencies. A hardship must be applied for at DSA; see Exhibit 'C' for form and procedures. Written documentation of DSA determination shall be provided to Planner for records. All such modifications shall be performed at the lessor's sole expense.
- N Real Estate Services Division, Professional Services Branch, invites lessors to make preliminary submittals for projects. An informal review will be made to reduce the need for plan changes in later stages of contract document preparation.

01.03 CONSTRUCTION MATERIAL DISPOSAL REQUIREMENTS: Lessor shall use site separation method to maintain a minimum standard of 50% diversion of construction and demolition materials from the landfills.

- 1 Site Separation: Sorting of construction waste on site for delivery to a recycler. For site separation projects, the Lessor will be required to provide a form with weigh tickets, signatures and other forms of validation that reflect the kind and amounts of materials that have been recycled.
- 2 The lessor shall provide separately marked on-site bins for recycling of Wood, plastics, metals, glass, beverage containers, concrete, cardboard, and gypsum board at a minimum. Other items as determined by the project type shall include: paint, asphalt pavement, insulation, and tile/masonry.
- 3 The forms show the format for recycling information to be completed by the Lessor's contractor prior to construction and at the completion of the project. Should the Lessor wish to use these forms, they may be obtained at the following address:
<http://www.ciwmb.ca.gov/ConDemo/SampleDocs/Oakland.htm>

State of California

Project No. _____

___ Approved

___ Waived

___ Not Approved

Staff Initials _____

**Job Site Recycling and
Waste Reduction Plan Form (JSR & WRP)**

1. Please answer the following questions:

Project Address _____

Name of Project Manager _____

Phone Number _____

Cellular Phone No. _____

Fax Number _____

1. Estimate the amount of waste this project will generate on the waste assessment table on the back of this page.
2. Estimate the types of materials to be recycled, reused and salvaged on the work assessment table that follows
3. Briefly state how materials will be sorted for recycling, reuse or salvage on the job site.
4. Will this project require the use of sub-contractors. ☐ Yes ☐ No

If yes, briefly state how you plan to inform and ensure participation by the sub-contractors of your **Job Site Recycling and Waste Reduction Plan**.

PRE-CONSTRUCTION RECYCLING CHECK LIST

Waste Assessment

Identify the materials and quantities that you estimate can be recycled, reused or salvaged. Specify any additional materials that can be recycled, reused or salvaged. Estimate the amount of solid waste generated and disposed in landfill.

Material Type	Est. Amount (tons/yards)	Proposed Processing Methods (check all that is applicable)			
		Recyclable	Reuseable	Salvageable	Landfill
Asphalt & Concrete					
Brick, Tile					
Building Materials (Doors, windows, fixtures, etc...)					
Corrugated Cardboard					
Dirt/Clean Fill					
Drywall					
Padding-Carpet/Foam					
Plate Glass/Non- Container					
Scrap Metals					
Unpainted Wood & Pallets					
Yard Trimmings, Brush, Trees, Stumps, etc.					
Others					
Garbage-solid waste trash, rubbish, discarded food					
Total					

If no materials are targeted for recycling, reuse or salvage, please state why.

Contractor's Signature

Date

POST-CONSTRUCTION RECYCLING CHECK LIST

STATE OF CALIFORNIA

Summary Report Form (SR)

Project No. _____

Project Address _____

Submit at project completion

1. Please indicate the material type recycled, reused or salvaged and the actual quantities processed from this project. State if the material was recycled, reused or salvaged. Describe the handling procedure or destination of each material. Indicate the actual amount of solid waste produced and disposed in landfill.

Material Type	Est. Amount (tons/yards)	Actual Quantities				Handling Procedures/ Destination
		Recyclable	Reusable	Salvageable	Landfill	
Asphalt & Concrete						
Brick/Tile						
Building Materials Doors, windows, fixtures, etc.						
Corrugated Cardboard						
Dirt/Clean Fill						
Drywall						
Padding-Carpet/ Foam						
Plate Glass/Non-Container						
Scrap Metals						
Unpainted Wood & Pallets						
Yard Trimmings Brush, trees, stumps, etc.						
Others						
Garbage Solid Waste Trash, rubbish, discarded food, etc.						
Total						

If no recycling took place, please explain why.

Contractor's Signature

Date

Last updated: September 25, 2000

01.04 TOXIC MATERIALS

- A Upon request, Lessor shall provide Material Safety Data Sheets (MSDS) from the Contractor or supplier of any product or item used in the construction of this project, which affects IAQ (Indoor Air Quality).

B ASBESTOS

- 1 Lessor shall operate and maintain the below described spaces free of hazard from asbestos containing materials (ACM) as defined in Title 15, Sections 1601 and 2607 of the United States Code. Free of hazard means that after an Asbestos Survey and Evaluation, any asbestos containing materials are determined to be not damaged and an effective Asbestos Operations & Maintenance Program (O&M Plan) exists to minimize damage or disturbance to any ACM.
- 2 The areas covered under this agreement include:
 - a Space leased to the State and plenums in the same HVAC zone
 - b Common public areas which state employees or its invitees would normally/reasonably use.
 - c Building maintenance areas, utility spaces, and elevator shafts within or servicing areas described, in items a and b above.
- 3 Damaged ACM means after a visual and physical inspection, asbestos containing materials or assemblies exhibit breakage, delamination, buckling, deterioration, water stains or saturation, or other defect or condition not intended at the time of installation, whether or not the condition occurred intentionally or by accident.
- 4 Operations and Maintenance includes the following proactive work practices: (1) maintain asbestos-containing materials in good condition, (2) ensure proper cleanup of asbestos fibers previously released, (3) prevent further release of asbestos fibers, (4) monitor the condition of asbestos-containing materials, and (5) perform a risk assessment to classify and document existing and subsequently discovered asbestos containing materials. This program shall be consistent with the intent of recommended guidelines of the U.S. E.P.A.
 - a The Lessor shall provide the State with certification that the areas referred to above are free of asbestos hazards from ACM and submit a copy of the O&M Plan prior to state occupancy. Certification shall be in the form of an ACM Survey and Evaluation Report prepared by a Cal/OSHA Certified Asbestos Consultant. Said survey shall include those areas listed in paragraph 2. Survey requirements consist of a visual walk-through inspection and testing of materials listed in accordance with Table A. "Criteria for Sampling and Recording Suspect ACM". Bulk samples of suspected ACM shall be analyzed by a laboratory certified by the Department of Health Services and recognized by the EPA Quality Assurance Program using the Polarized Light Microscopy (PLM) method. Said Survey and Evaluation Report shall identify all ACM found and recommend abatement procedures. The report is subject to review and approval by the State and the Lessor shall agree to all conditions contained therein.

- b If damaged asbestos is found or the physical condition of suspected ACM indicate possible fiber release, air sampling and testing by the Phase Contrast Microscopy (PCM) method and a required response action must be undertaken in accordance with an approved O&M Plan. The O&M Plan shall include conditions for final clearance which states that asbestos fiber concentrations of 0.010 f/cc of air or greater requires further testing by the Transmission Electron Microscopy (TEM) method.
 - c The O&M Plan must require that an average concentration of air is below .010 fibers per cubic centimeter (f/cc.) as determined by Phase Contrast Microscopy (PCM) using NIOSH 7400 method. Transmission Electron Microscopy (TEM) testing will be mandatory if samples tested using PCM analysis indicate greater than 0.010 f/cc of air. Air concentrations for TEM shall not exceed 70 structures per millimeter squared (s/mm²) or 0.010 f/cc. as determined using NIOSH 7402 method. A Cal/OSHA Certified Asbestos Consultant shall determine the number and locations of air sampling tests.
- 5 If said premises were constructed after 1979, Lessor shall provide RESD with written documentation stating that the building contains no ACM including any interpretation or conclusions drawn and findings of fact. At State's request, Lessor, at his expense, shall provide verification by a Cal/OSHA Certified Asbestos Consultant.
 - 6 If at any time during the term of this lease or during any extension or renewal hereof, previously unidentified ACM hazard is discovered or airborne asbestos fibers above 0.010 f/cc level are found to be entering the state-lease space, the Lessor shall immediately, at Lessor's sole cost and expense, control such release and perform abatement of all damaged ACM determined to be affecting the state-leased space. Response actions and air monitoring shall be accomplished per Article (4b) above.
 - 7 Lessor shall perform asbestos notification as required by Chapter 10.4 of the Health and Safety Code and shall guarantee that all abatement work as required under the conditions of this lease is performed by a contractor licensed and asbestos certified by the Contractor's State License Board and registered as an asbestos contractor with the Division of Occupational Safety and Health. The State reserves the right to establish consultant oversight of any asbestos related work program at its expense.
 - 8 Additionally, Lessor shall be responsible for any and all direct or indirect costs associated with the abatement of the above described ACM which include but are not limited to the actual costs to the Lessor for ACM abatement, and for all required monitoring reports before, during, and after abatement. In effect, all costs shall be borne by the Lessor that are in any way associated with the abatement of ACM from the Lessor's building including clean up of contaminated state-owned equipment, furnishings, and materials. Copies of the air monitoring reports shall be furnished to the state together with certification by a Cal/OSHA Certified Asbestos Consultant that the area is free of hazard from ACM.

- 9 If it is determined, by the State, that for safety reasons, State employees should be relocated at any time prior to or during the abatement of ACM, the Lessor shall provide comparable accommodating space (at no cost to the state) throughout the abatement process. A qualified representative of Cal/OSHA shall make said determination. The Lessor specifically agrees to pay for all costs associated with this move or to reimburse the state if the state paid for this cost, including all reasonable administrative costs, cost of moving or renting furniture, data processing, and telephone equipment.
- 10 In the event, after written notice is provided by the State, the Lessor fails, refuses, or neglects to diligently pursue abatement of above described hazard from ACM; the State may effect such abatement. In addition to any other remedies the State may have, it may deduct all reasonable costs of such abatement and all costs associated in any way with the abatement of the above described ACM from the rent. These costs may then be or thereafter become due throughout the term of this lease. For this purpose and as a condition of this lease agreement, the Lessor shall obtain an EPA generator number and grant license to the State for its use.
- 11 In addition to any other remedies it may have, in the event the Lessor fails to diligently pursue abatement of hazard from ACM, as required under the provisions of this lease, the state may, by notice in writing, terminate this lease. Lessor shall be liable to the State for all expenses, losses, and damages reasonably incurred by the State as a result of such termination: including but not limited to additional rental necessary to pay for an available, similar replacement facility. This rental shall extend over the period of what would have been the remaining balance of the lease term plus any option periods, costs or any necessary alterations to the replacement facility, administrative costs, and costs of moving furniture, data processing and telephone equipment.
- 12 The Lessor shall indemnify, defend, and hold the State of California, its officers, and employees harmless from and against any and all losses, damages, judgments, expenses (including court costs and reasonable attorney fees), or claims whatsoever, arising out of, or in any way connected with or related to, directly or indirectly, the presence of hazard from ACM within the state-leased space or the building in which the leased premises are located.

TABLE A

CRITERIA FOR SAMPLING AND RECORDING SUSPECT ACM

AHERA CLASS	MINIMUM NUMBER OF SAMPLES (e) (f)	SPEC #	SPECIFICATION NAME	UNITS
N/A	N/A (a)	88888	NO SUSPECT ACM (ENTIRE BUILDING)	NONE
M	(h) (i)	99999	OTHER SUSPECT MATERIALS	(b)
M	1 (g)	02080	LOOSE DEBRIS	CF
M	1 (g) (m)	02085	SOIL DECONTAMINATION	SF
M	1	04565	MASONRY FIREBRICK	SF
M	N/A (i) (j)	06120	TRANSITE SIDING	SF
M	N/A (j)	06125	TRANSITE (SHEET)	SF
S	3-5-7 (d) (e) (i)	07210	BUILDING INSULATION (THERMAL)	SF
S	3-5-7 (c) (e)	07220	BUILDING INSULATION (ACOUSTIC)	SF
S	3-5-7 (c) (e)	07250	FIREPROOFING (SPRAYED)	SF
M	1	07255	FIREPROOFING (PANELS)	SF
M	1-5 (i)	07315	ROOF TILES	SQ
M	1-5 (i) (j)	07325	ROOFING SHINGLES	SQ
M	2-5 (i)	07515	BUILT-UP ROOFING	SQ
M	1	07900	SEALANTS	LF
M	1 (j)	08306	FIRE DOORS	EA
S	3-5-7 (c) (e) (i) (j)	09211	FINISH PLASTER	SY
M	3 (e) (i) (j)	09255	GYPSUM WALLBOARD	SF
S	3-5-7 (c) (e) (i)	09510	ACOUSTICAL (SPRAYED)	SF
M	2 (j) (i)	09511	ACOUSTICAL (TILES)	SF
M	1 (i)	09512	ACOUSTICAL (PANELS)	SF
M	1-3 (i) (j) (n)	09660	RESILIENT FLOORING (TILES)	SF
M	1-3 (i) (j) (n)	09665	RESILIENT FLOORING (SHEETS)	SY
M	1 (i) (j)	09666	WALL BASE	LF
M	N/A (j)	15065	TRANSITE PIPE OR FLUE	LF
TSI	3 (d) (e) (i) (k)	15260	PIPE INSULATION (LOW TEMPERATURE)	LF
TSI	1 (h) (d) (i) (k)	15261	PIPE FITTINGS (LOW TEMPERATURE)	EA
TSI	3 (d) (e) (i) (k)	15262	TANK INSULATION (LOW TEMPERATURE)	SF
TSI	3 (d) (e) (i) (k)	15270	PIPE INSULATION (HIGH TEMPERATURE)	LF
TSI	1 (h) (d) (i) (k)	15271	PIPE FITTINGS (HIGH TEMPERATURE)	EA
TSI	3 (d) (e) (i) (k)	15272	EQUIPMENT INSULATION (HIGH TEMP)	SF
TSI	3 (d) (e) (i)	15290	DUCT INSULATION	SF

LEGENDS:

AHERA CLASS

S = Surfacing Material
M = Miscellaneous
TSI = Thermal System

UNITS

SY = Square Yard = 9 square feet
SF = Square Feet
SQ = Square (roofer's square) = 100 square feet
LF = Linear feet
EA = Each
CF = Cubic feet
CY = Cubic Yard = 9 cubic feet (not used in this contract)

TABLE A
(Continued)

NOTES FOR TABLE A:

- (a) Reserved exclusively for entire buildings with none of the materials listed on this table.
- (b) Contact DSA. Inspector to assign.
- (c) 0-1000 SF = 3; 1000-5000 SF = 5; >5000 SF = 7
- (d) Per thermal system, or 1 sample per patch > 6 LF or SF.
- (e) Add 1 QC sample per 20 samples.
- (f) Unless sampling would damage functional integrity.
- (g) Per homogeneous ACM source.
- (h) Inspector to determine appropriate number of samples.
- (i) Provide separate sample analysis for each component of an assembly.
- (j) Criteria for Assuming Suspect ACM:

SPEC #	BUILDING MATERIAL	CONDITIONS TO ASSUME POS. ACM MATERIAL	CONDITIONS TO SAMPLE MATERIAL
09211	FINISH PLASTER	UNDAMAGED	DAMAGED
09255	WALLBOARD/TAPE/JOINT COMPOUND	UNDAMAGED	DAMAGED
09255	WALLBOARD WITHOUT JOINT COMPOUND OR TAPE (WITH OR WITHOUT PLASTER)	UNDAMAGED	DAMAGED
09660, 09665	WALL BASE MASTIC	UNDAMAGED	DAMAGED
09660	9 X 9 VAT	ALL	N/A
09660, 09665	12 X 12 VAT, LINOLEUM	UNDAMAGED, OLDER THAN 1981 (I) OR LESS THAN 6 SF (N)	DAMAGED, OR INSTALLED BETWEEN 1981 AND 1988 INCLUSIVE (I)
09660, 09665	VAT MASTIC	UNDAMAGED, OR LESS THAN 6 SF (N)	DAMAGED
08306	FIRE DOORS	ALL	DAMAGED
06120, 06125, 15065	TRANSITE MATERIALS	ALL	N/A

- (k) Chilled water lines should be classified as low temperature. Domestic hot water, steam or high-pressure steam and condensate lines should be classified as high temperature.
- (l) Date of material, based on facility personnel testimony, building construction records, or surveyor's professional judgement(m) Record quantity in terms of extent of surface contamination.
- (n) Individual flooring tile and mastic patches of less than 6 SF need not be sampled but should be reported as Assumed Positive ACM in the Material Note as a component of a material assembly.

C LEAD

- 1 Lessor shall maintain premises free of hazard from Lead Containing Materials (LCM) whether said hazard is caused by a deteriorated condition of said LCM or by dust generated by disturbance of same for the purpose of removal, alteration, modification, etc. Paint chip samples, and samples of other suspect LCM's shall be collected by a DHS Lead Certified Project Designer for laboratory analysis to determine lead content.

- 2 In the event LCM removal is required, an independent Certified Industrial Hygiene Consultant shall be retained by lessor to inspect quality of work for compliance with applicable regulations, perform air monitoring, final clearance visual inspection, wet wipe sampling/lab analysis, and ensure proper handling/disposal of hazardous waste.

- 3 All conditions as referenced in the preceding Section 01.03 A, Asbestos, shall apply in like manner, generally substituting the word lead for asbestos exclusive of the cited asbestos regulations. The following Codes and Titles shall apply to the presence of LCM as pertinent and applicable.
- CCR T8, Sec 1532.1 (CAL/OSHA Construction lead Standard)
Sec 1529 (CAL/OSHA Asbestos in Construction Standard)
Sec 1509 (CAL/OSHA Injury & Illness prevention Program)
Sec 1510 (CAL/OSHA Construction Code of Safe Practices)
Sec 1514 (CAL/OSHA Personal Protection Equipment)
Sec 5194 (CAL/OSHA Hazard Communication Standard)
Sec 5144 (CAL/OSHA Respiratory Protection Standard)
 - Title 22, CCR Sec 12601 (c) (d) Clear & Reasonable Warnings
 - Title 22, CCR Div 4.5, Ch 10, 11, 13, 18 Disposal of Haz Waste
 - 42 USC, 7409 7601 (a) clean Air Act
 - Title X, Lead-based Paint Hazard Reduction Act of 1992
 - EPA Interim Guidance on Lead-based Paint, Contaminated Dust and Soil (pending promulgation of TSCA Title IV, Sec 403 rule)
 - CA Health & Safety Code Sec 429.16 Accredited Training for Lead Work
 - Title 17 CCR, Sec 35001, Individuals in Lead-Related Construction Work
 - 50FR 2554, EPA, Sec 50.12 Ambient Air Quality Standards for Lead

DIVISION 2 -- DESIGN REQUIREMENTS

02.00 FLOOR CONSTRUCTION AND FINISHES

- A Concrete floor construction is the standard for comparison. Floors of other material may be acceptable provided its use does not produce or transmit sound or vibration to a greater degree than a 4" reinforced concrete slab.
- 1 Lessor shall provide certification that the surface tolerance of the floor area to be leased, as a result of field conditions, in no case exceed more than ¼ inch in 10 feet from a true flat plane.
 - 2 Slopes and floor surfaces shall be within industry standards for field conditions, and shall not exceed aforementioned tolerance. A licensed contractor in the appropriate trade shall provide said certification. Floor tolerance measurement shall be accomplished by use of laser leveling equipment or straightedge method. Contact Planner or their designee for site review of floor tolerance measurements.
 - 3 If floor is out of compliance, leveling must be achieved with high strength concrete topping compound: Ardex, Inc., K-500, Hacker Ind., Firm Fill 4010, Maxxon, Level-Right, or approved equal applied per manufacturer's recommendations.
- B Concrete floors in janitor closets; heater or utility rooms shall be cleaned and treated with epoxy coating. Office areas throughout shall have carpet or other floor covering with 4" top set base, per Exhibit 'A', unless otherwise specified. Floor

covering shall extend under counters and cabinets. Colors and patterns shall be as selected or approved by state.

- C Lessor shall perform a quantitative moisture test on concrete subfloor before installation of any flooring product, employing the use of anhydrous calcium chloride test. The test shall be conducted in the space with all windows closed and has been maintained at a constant temperature of 70 degrees for a minimum of 72 hours. Concrete floors/slabs shall be tested for maximum allowable moisture content based on flooring manufacturer's recommendation for the type of flooring to be installed. Flooring shall not be installed against manufacturer's installation instructions. Should the moisture test results not meet the manufacturer's recommendation, the concrete shall be sealed with a product, which meets indoor air quality requirements, is recommended by the manufacturer and will effectively perform with adhesives.
- D Acceptable Carpet Types, either broadloom or carpet tiles, shall have the following characteristics: Note: The 'State of California specification' is referred to throughout this carpet section. The State of California specification is a comprehensive carpeting specification which can be obtained from the Planner upon request.
- 1 Level loop, textured loop, level-cut, or level-cut/uncut pile texture and maximum pile height of $\frac{1}{2}$ " per CBC Section 1124.3, see figures A and B below.
 - 2 Carpet edges shall comply with CBC Section 1124B.3: Changes in level up to $\frac{1}{4}$ inch vertical and without edge treatment see Figure A and for changes in level between $\frac{1}{4}$ inch and $\frac{1}{2}$ inch shall be accomplished by means of a ramp that complies with Figure B.



Figure A

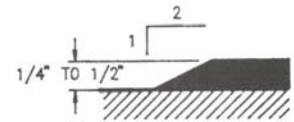


Figure B

- 3 Random graphic loop pattern Non-generic branded, 6 or 6.6 Nylon face yarn, and/or Antron with inherent static control.
- 4 Broadloom loop pile carpet shall have inherent static control capability to assure a maximum 3.5 KV rating at 20% relative humidity and 70°F as measured by AATCC-Test Method 134.
- 5 Anti-microbial properties shall be used for healthcare, senior care or child care and 'clean' areas.
- 6 Polypropylene secondary back per State of California specification 7220-021-04 shall be glued directly to the concrete floor. Firm cushion installation that complies with CBC Section 1124B.3 is also applicable. The carpet shall be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop; level-cut pile or level-cut/uncut pile texture. The maximum pile height shall be $\frac{1}{2}$ inch. Note: The Planner may elect to use Polyurethane or thermoplastic carpet backing for its sustainable and environmental properties.
- 7 Pattern and color as per drawings or as provided by the Planner
- 8 The backing shall have a 10-year guarantee against, tuft pull and zippering, and surface wear shall not be more than 10% within 10 years.

- 9 All adhesives used in this project shall be non-toxic, low odor, solvent free and shall have no toxic vapors and contain no carcinogenic materials.
- 10 All doors in carpeted areas shall be undercut sufficiently to permit free swinging.
- 11 Carpeting must conform to Federal Occupation, and Safety and Health regulations concerning fire proofing.
- 12 The carpet and/or backing must contain a minimum 20% of post consumer and/or postindustrial recycled material.
- 13 Carpet shall be installed in accordance with the Carpet and Rug Institute CRI 104, Standard for Installation of Textile Floor Covering Materials. The installation shall be guaranteed against bubbling, wrinkling, stretching/shrinking, opening seams, or other evidence of poor materials and workmanship for a period of two years following installation. This guarantee shall cover normal wear and tear and not deficiencies occurring as a result of damage, negligence and/or alterations. The materials shall be guaranteed against wear, edge ravel, delamination, tuft bind and lightfast for a period of 10 years. The material shall remain colorfast as a result of atmospheric contaminants for a period of 5 years after installation.

14 BROAD LOOM:

- Tuft bind for broadloom shall be 6.25 lbs. , ASTM 1335
- All scraps 12" square or larger shall be bundled and turned over to the state.
- Contractor shall order 3% more carpet of the same dye-lot for tenant to keep on hand for future repairs.
- Minimum 22 - 28 oz/sq. yd face yarn weight, in compliance with State Specification 7220-41D-04 broadloom, or current edition (copies may be obtained upon request from RESD Planner).
- Density: 5800
- $\text{Density} = 36 \times \text{face weight} \div \text{pile thickness}$
- Total backing weight shall be a minimum of 100 oz. per square yard.

15 CARPET TILE:

- Carpet tiles shall be random graphic loop pattern of Level loop 6.6 nylon face yarn, or Antron with inherent static control, 20-26 oz/sq. yd face yarn weight, in compliance with State Specification 7220-51E-03, carpet tile, or current edition.
- Tuft bind strength shall be minimum 10 lbs.
- Backing materials shall have low VOC's (Volatile Organic Compounds)
- Provide 3% overage for future use, pattern and color as per drawings or as determined by Planner, or approved equal.
- Density: 5000 minimum
- Warranty edge ravel for 10 years

- E Floors in toilet rooms shall be of nonabsorbent material impervious to moisture such as terrazzo, ceramic tile, or approved equal material with 4" minimum base.

- F Ceramic Tile Flooring shall have a coefficient of friction of at least 0.6 per ASTM C1028 (0.8 % on sloped surfaces steeper than 6%). Unless otherwise noted by Planner, provide 2" x 2" slip resistant floor tile with 6" matching ceramic base, include all inner and outer corner and trim pieces. Wall tile shall be 4"x 4" glazed ceramic tile. All adhesives, mastics, grout and components shall be approved by the FEPA.E.1.
- G Vinyl Composition Tile, shall meet ASTM F 1066, FS SS-T-312B, Type IV, Composition 1, Class 2, 12" X 12" having uniform thickness of 1/8" with square true edges of manufacturer's standard color and pattern as selected from Armstrong "Imperial Excelon," Azrock "Custom Cortina, Tarkett "Signals" or approved equal. Product must comply with local regulations controlling the use of volatile organic compounds (VOC's) Provide one carton (40 pieces) of additional matching floor tile.
- H Resilient Flooring shall have a coefficient of friction of at least 0.6 per ASTM D2047. It shall be installed in strict accordance with manufacturer's approved installation instructions using the appropriate recommended 100% solvent free adhesive.
- I Exposed concrete floors are not acceptable in toilet rooms or showers.

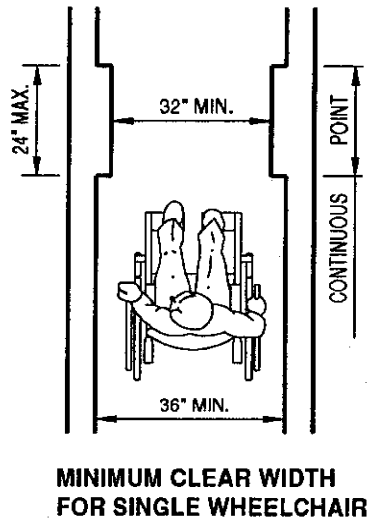
02.01 EXTERIOR WALLS

- A Exterior walls, including door and window assemblies, shall be constructed or processed so that they are weatherproof. Seal all cracks that allow outside air to penetrate the building's envelope.
- B Exterior walls shall be insulated such that the heat transfer values from the wall to the occupied space complies with CCR Title 24, Part 1 through Part 6.

02.02 INTERIOR WALLS AND PARTITIONS

- A Walls and partitions shall be ceiling height unless otherwise noted on Exhibit 'A' or Division 3 'Special Provisions'. Subject to code limitations, those indicated as new partitions may be wood or metal stud with plaster or gypsum wallboard or other construction of equal sound retardant value (minimum 32 sound transmission class (STC). Textured finish on new partitions is not acceptable unless otherwise noted by the state. Single panel partitions may be used only if so noted on plan or in Division 3 of these specifications.
 - 1. Where wood is used for framing, the lumber shall originate from certified sustainable forests. Provide certification from the Forest Stewardship Council or SmartWood (A voluntary third party certification in conformance with Scientific Certification System (SCS) that timber harvested meets forest management and ecological standards.)
 - 2 Particle Board: When using particle board, the Lessor's contractor may use one of the following types: Wheat board or particle certified from sustainable forests.

- B Construction of equipment rooms and toilet rooms shall be such as to prevent transmission of sound or vibration to office areas, minimum sound rating of 50 STC (sound transmission class) as set forth in ASTM E90. Access to mechanical rooms shall not be through office areas.



C Provide 4' high wainscot of equal material at plumbing fixture walls, walls within water closet compartments, and walls within 24" of the front and sides of urinals. New walls in restrooms, showers, (wet areas), shall be non-absorbent 'green' board.

D Glazed openings in office partitions shall be clear and meet all applicable code requirements; wire, tempered, safety, etc.

E Provide clear, unobstructed space for all paths of travel including columns, fire extinguisher cabinets, and pipes, etc.

NOTE: THIS DRAWING DEPICTS EXTREME CONDITIONS. 44" IS THE REQUIRED MINIMUM WIDTH. THIS DRAWING IS INCLUDED TO SHOW MAXIMUM ALLOWABLE PROTRUSIONS.

02.03 ROOF AND INSULATION

- A Roof shall be weathertight and provided with suitable drainage system that will effectively dispose of roof water without interfering with use of premises.
- B Roof shall be insulated such that the heat transfer values from roof to occupied area complies with CCR Title 24, Part 1 through Part 6.
- C Lessor's contractor shall purchase roofing products as recommended by the FEMP which conserve energy (within budgetary constraints).

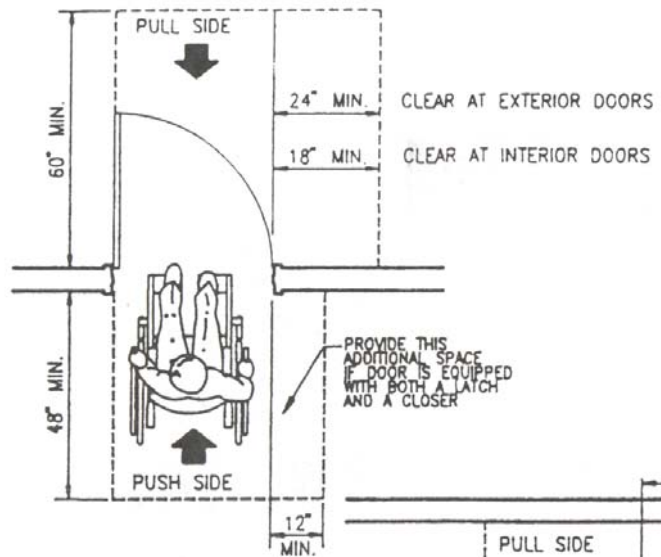
02.04 ACOUSTICAL CEILINGS

- A Ceilings of office areas including reception, corridors, and office storage areas shall have acoustical ceilings of "T" bar systems with acoustical lay-in panels or other approved material with equivalent acoustical qualities. Ceiling heights shall be a minimum of 9'-0" and a maximum of 12'-0". In general, excessive ceiling heights producing deep, well-like rooms are to be avoided.

02.05 DOORS

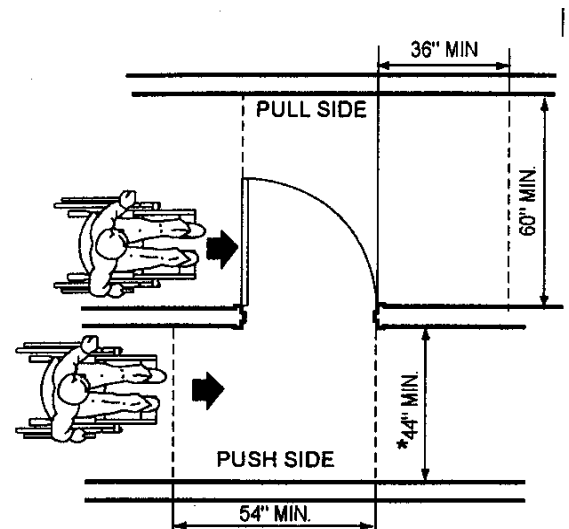
- A The formaldehyde emission level of all new doors shall not exceed 20 ppb.
- B All interior doors shall be of minimum dimension 3'-0" x 6'-8" x 1-3/4" thick, flush solid core wood. Doors with mortise locksets shall be solid core construction. Face veneer shall be rotary cut book-matched premium birch, maple or beech suitable for stained or natural transparent finish. All double doors to be "bookmatched". Lessor may submit, as an alternate, his established building standards for State approval.

- C Glass view panels in interior doors shall be minimum 3/16" clear float glass, tempered as required by code.
- D Fire rated door and frame assemblies shall be installed where noted or as required by code. Doors and frames shall bear Underwriters Laboratory (UL) label for required fire resistive rating. Modification of labeled assemblies will be subject to inspection and approval by the Office of the State Fire Marshal who may require re-testing and/or re-certification.



LEVEL MANUVERING CLEARANCE AT DOORS

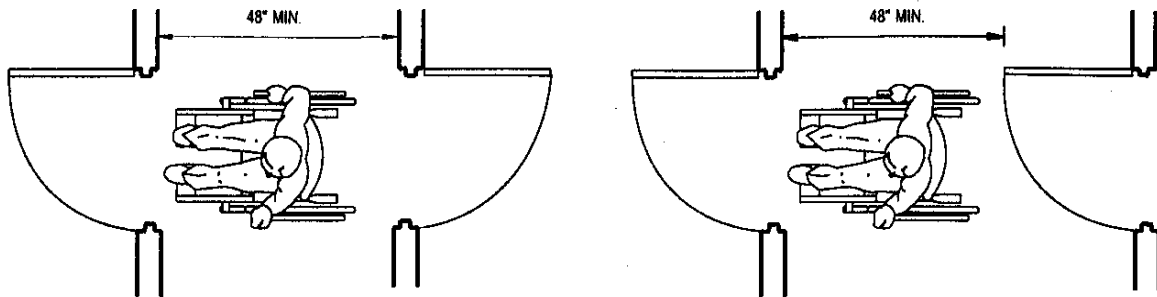
- E Doors separating conditioned and nonconditioned space shall be weatherstripped or gasketed to effectively and reliably limit air infiltration. Adhesive foam-type or felt weatherstripping is not acceptable.
- F Thresholds shall comply with CBC Section 1133B.2.4.1: *The floor or landing shall not be more than 1/2 inch lower than the threshold of the doorway.* Change in level between 1/4 inch and 1/2 inch shall follow figures A and B in Section 02.00, paragraph D in this specification. Provide internal, associated UPS so that the shutter can be opened by tenant staff.



* NOTE:
48" MINIMUM IF DOOR
HAS BOTH A LATCH
AND A CLOSER

HINGE APPROACH

- G Where indicated on plans, or required by code, provide a manually operated rolling counter steel fire shutter bearing a UL 3/4 hour, "C" label min. Emergency operation shall be by automatic fire release device with adjustable time delay, 45 seconds. Release shall be activated by smoke detector(s) as required by code.



1. TWO HINGED DOORS IN SERIES

NOTE: Provide 48" clear maneuvering distance between any configuration of doors in a series

- H Automatic entrance and elevator doors: Automatic entrance doors shall comply with the door protective and reopening requirements of CBC Section 1133B.2: Doors closed by automatic means shall be provided with a door-reopening device that will function to stop and reopen an elevator car door and adjacent hoistway door in case the *car is obstructed while closing. This reopening device shall also be capable of sensing an object or person in the path of a closing door without requiring contact for activation at a nominal 5 inches and 29 inches above the floor. Door-reopening devices shall remain effective for a period of not less than 20 seconds;* and door requirements of Section 1133B.2.3.2: *When an automatic door operator is utilized to operate a pair of doors, at least one of the doors shall provide a clear, unobstructed opening width of 32 inches with the door positioned at an angle of 90 degrees from its closed position.*
- I All doors shall be signed in compliance with section 02.09 paragraph D Signs, of this Specification.

02.06 HARDWARE

- A Provide lever type hardware to comply with Title 24 Access and ADA requirements. Locksets shall be Schlage "D" series, "Rhodes", "Corbin," or equal. Latchsets shall be Schlage "AL" series, "Saturn" or equal. Provide pin tumbler locks on doors between public corridors and office areas, and as noted on plans. Locksets and latchsets shall be "Schlage," "Corbin," or approved equal. Doors providing access to quarters, isolated storage rooms, and other doors designated to be provided with a lock, shall have Schlage "D" Series or equal; interior office doors may have Schlage "AL" series latchsets or equal. Key locks shall be placed on all plumbing chase access doors, electrical panels, and as directed by State.
- B Mounting height of latching hardware/ hand-activated door opening hardware shall be centered between 30" to 44" A.F.F. per CBC Section 1133B.2.5.1. This section describes types of hardware options and how they are to be used. Refer to the aforementioned section for description of hardware types, their use and operation.
- C Pressure to operate exterior doors shall not exceed 8.5 lbs., interior doors shall not exceed 5 lbs., and fire rated doors shall not exceed 15 lbs., per CBC Section 1133B.2.5.1. Some tolerance for field conditions as required to insure latching is

acceptable, not to exceed two (2) additional pounds for this requirement, indicating 7 lbs. for interior doors and 10 lbs. for exterior doors. Refer to the aforementioned section for other door types and their allowable pressure.

- D All hardware shall meet the requirements of CBC Sections 1133B.2.1, 1133B.2.5.1 and 1003.3.1.8: *Regardless of the occupant load served, exit doors shall be operable without the use of a key or any special knowledge or effort in the direction of egress.*
- E All building common area, lobby or required exits must comply with CBC 1003.3.1.8. Place a sign on or adjacent to the door stating "This door to remain unlocked whenever the building is occupied". This can be achieved by use of a lock or latch that is always operable from the inside without the use of a key or any special knowledge or effort.

Exit devices: Panic hardware shall comply with UBC Standard 10-4 and shall be mounted between 30" and 44" above finished floor surface. The unlatching force shall not exceed 15 lbs. applied in the direction of travel. Panic hardware shall comply with CBC Section 1003.3.1.9, which is 8lbs. When allowed in writing by the State Fire Marshal, this may be increased to 15 lbs. maximum. When pressures are allowed to exceed 15 lbs. by written authority, a power-assisted door opener shall be placed on the door(s).

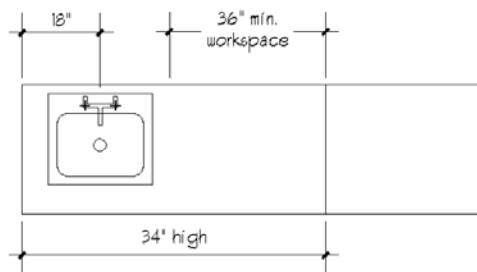
- F Furnish and install all hardware as required for a complete assembly. The work shall include, but is not limited to, locks, latches, door butts with non-removable pins on out swinging exterior doors, and door stops. Where indicated on plans, the work includes metal thresholds, metal kick plates, metal push plates, single or double acting self-closing gravity operated gate hinges.
- G Provide latchsets at all interior doors unless otherwise noted on plans.
- H Provide adjustable door closers on entrance doors, doors to toilet rooms and their vestibules, and on other doors where noted on the plan(s). Provide minimum 10" high kick plate (or other impact resistant surface) on 'push' side of doors with closers.
- I Floor stops shall not be located in the path of travel or beyond 4" maximum from walls. Flush mounted door stops/drop bolts are prohibited.

02.07 MILLWORK

- A Provide new cabinet work as shown and where indicated on plan. Manufacture items per the current edition of the Woodwork Institute of California (WIC) "Manual of Millwork" standards for "Custom Grade" millwork. Furnish WIC Certified Compliance Certificate. Each item of casework and plastic laminate counter top shall bear WIC Certified Compliance Grade Stamp.
- B Cabinets shall be of sizes and types indicated on the Exhibit 'A'. Base cabinets shall have one row of drawers and one adjustable shelf below with hinged doors unless noted otherwise. Provide a 4" toe space at base cabinets. Upper cabinets shall have two rows of adjustable shelves and hinged doors unless noted otherwise.
- C Counter tops and cabinets shall be covered with plastic laminate at all exposed surfaces. Counter tops shall be self-edged unless otherwise noted. Counter tops

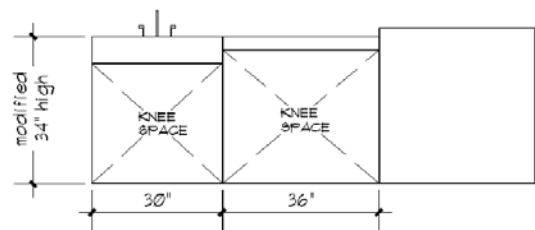
with sinks shall be fully formed and have a no-drip, bull-nose edge, and an integral cove splash. All counter tops shall have a back and side splash unless otherwise noted. Sinks shall have a sanitary metal rim or be a self-rim stainless steel sink. Other materials may be submitted to the state for approval.

- D Shelving units shall be a minimum of 3/4", white melamine, per WIC Specifications. Cover exposed edges with plastic laminate or hardwood edgebound.
- E Face of millwork to be high-pressure decorative plastic laminate: NEMA LD-3 grades as required by WIC Specifications. Use Formica, Wilsonart, Nevamar, or equal, subject to approval by state.
- F Cabinet and Drawer hardware: Provide bullet tip hinges, flush, or offset, magnetic catches, and wire pulls plated to match hardware. Provide U shaped wire pulls or touch-latch at all accessible casework or equally accessible pull hardware.
- G The formaldehyde emission level shall not exceed 20 ppb for all cabinetry and millwork materials.
- H Base Cabinets containing sinks shall be fully accessible. Unless otherwise noted, provide cabinet doors to conceal clear space below.
- I At new or remodeled sink counters, provide counter top height at 34" above finished floor with 30" wide clearance under sink. A workspace at sink locations is required. The workspace shall be 34" high and a minimum of 36" wide, with 27" clear from under counter to floor. The worksurface can be located on the left or right of the sink.
- J Existing counters (sink, reception, etc.) may be modified to meet the 34" height requirement, if shown/noted on plans; if 'modification' is not shown, replace the counter with new. Counters must be not less than 66" in width or 5% of the entire counter. If a writing surface is needed, the surface shall be 28" – 30" high.



PLAN VIEW

Existing 36" high counter
modified to meet
accessibility.



ELEVATION

02.08 PAINING/WALLCOVERING/SEALANTS

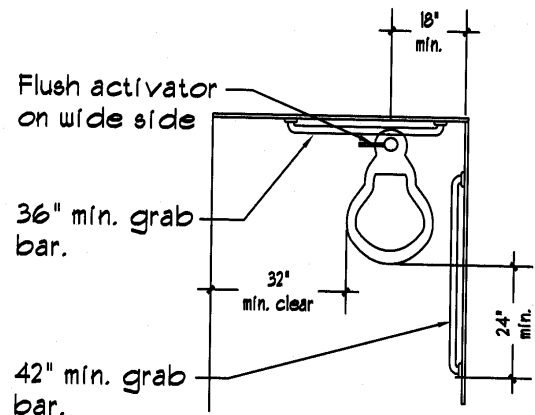
- A Water-based paints shall not be formulated with aromatic hydrocarbons, formaldehyde, halogenated solvents, mercury or mercury compounds, or tinted with pigments of lead, cadmium, chromium VI, antimony and their oxides.
- B When doing work such as painting, wallcovering or other work, ensure that materials used do not emit toxic fumes.

- C Colors shall be as selected or approved by the state.
- D Existing Surfaces (unless otherwise approved by the Planner).
- 1 Interior walls and ceilings and painted sash, doors, and trim shall be in clean, newly painted condition.
 - 2 Walls and plaster or gypsum board ceilings shall be finished in latex semi-gloss stipple enamel.
 - 3 Painted doors and trim shall be finished in latex semi-gloss enamel.
 - 4 Acoustical Tile shall be finished with nonbridging paint "Off-White" when required on plans.
 - 5 Stained or natural finished wood shall be finished with sealer and lacquer.
- E New Surfaces
- 1 New partitions without factory finish shall be painted with one coat of primer/sealer and two finish coats of the best quality, latex, semi-gloss enamel.
 - 2 Painted doors and trim shall be latex semi-gloss enamel.
 - 3 Stained or natural finish wood shall be finished with sealer and two coats lacquer. They shall be finished using non-toxic, water based, urethanes or similar environmentally sensitive products.
- F Where non-matching contiguous painted surfaces result from preparation of the State's quarters, matching paint shall be applied extending to natural break points of the surfaces in question.
- G When wallcovering is used, the selected material shall be 'breathable' in nature; allowing the substrate access air, helping to avoid mold and bacteria development. All adhesives used shall be, non-toxic, low in VOC emissions and shall be as recommended by the manufacturer.
- H Sealants: Interior sealants shall not contain mercury, butyl rubber, neoprene, SBR (styrene butadiene rubber), nitrile, aromatic solvents (organic solvent with a benzene ring in it's molecular structure), fibrous talc or asbestos, formaldehyde, halogenated solvents, lead, cadmium, hexavalent chromium, or their components.

02.09 BUILDING SPECIALTIES --(See Section 01.02 M. Requirements for Persons with Disabilities)

A Toilet Room Accessories –

- 1 Each toilet room shall include paper towel holder(s), waste receptacle(s), and soap dispenser(s). Each women's toilet room shall include a coin-operated sanitary napkin dispenser; each stall shall include a feminine napkin disposal unit and folding purse shelf. Each toilet stall shall include: continuous paper flow toilet paper dispenser capable of holding two rolls (Dispenser shall have theft and vandal resistant spindles and locking controls), toilet seat cover dispensers, inside locking device (u-shape handle on both sides of door, slide latch; no thumb turn) and a coat hook. Toilet paper and feminine napkin disposal units located on the grab bar side of an accessible toilet room or stall shall not project more than 3" from the finished wall surface nor be located closer than 1½" clear of the tangent point of the grab bar, neither shall be located above the grab bar. The stall(s) shall have a self-closing door. In existing conditions, where the stall size and all required accessible components, except for the flush valve location, meet Title 24/ADA, an automatic flush valve may be added.



ACCOMMODATION TOILET

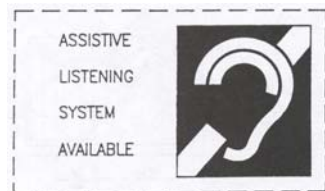
MOUNTING HEIGHTS FOR:	DIMENSIONS IN INCHES
Toilet centering from face of wall	18
Toilet seat height/dimensions to top of seat	17-19
Grab bar height (side)	33
Toilet paper in front of toilet/ 19" to ctr., min. from floor	12 Max. (from edge of toilet)
Napkin disposal in front of toilet	12 Max.
Dispenser; mirror height to bottom of reflect. surface	40 Max.
Lavatory/sink top height	34 Max.
Lavatory /sink knee clearance	27 Min.
Urinal lip height – extension from wall 14" min.	17 Max.
Urinal flush handle height	44 Max.
Drinking fountain bubbler height	36 Max.
Drinking fountain knee clearance	27 Min.
Ramp/stair handrail	34-38
Coat hooks	48 A.F.F.
Panic Bars	30 – 44
The highest part of all controls, dispensers, receptacles or other operable equipment, the maximum A.F.F. installation height shall be 48", (40" in toilet rooms)	

- 2 Toilet Room Partitions -- New toilet stalls indicated in the Exhibit 'A' shall be manufactured using a minimum of 50% recycled density polyethylene plastic coloring and flame retardant agents that are both recycled and recyclable. If re-use of toilet partitions is indicated on the Exhibit 'A', existing metal partitions shall be electrostatically painted.
 - 3 Toilet stalls for people with disabilities shall have a slide bolt door latch (flip-over latch, sliding or other device not requiring pinching or turning), wire pulls on each side of the door and self-closing hinges. Door hardware shall be mounted at 30 – 40 inches A.F.F. Doors at front entry stalls shall have 32" minimum clear width when the door is open 90°. Doors at Side entry stalls shall have 34" minimum clear width when the door is open 90°.
 - 4 Provide privacy screen at all new construction urinal locations – screens to match toilet partitions. For existing conditions, place urinal screen at Title 24/ADA urinal(s).
 - 5 Mirror: Provide mirror with attached shelf below at each lavatory. Two or more lavatories may have continuous mirror and shelf.
- B Sunlight and Privacy Control -- Equip windows and interior glazed openings, unless otherwise noted, with horizontal or vertical blinds or other Real Estate Services Division approved device for privacy. When necessary in sun control situations, the following solutions may be used: sunlit windows and glazed openings shall have exterior overhangs, fins, solar screens, reflective glass coatings, reflective glass panes, or other Real Estate Services Division approved device for sun control. A daylighting system (with provision for direct sun control) is acceptable. Confer with Planner for direction.
- C When the State occupies an entire building, provide Knox-type box near entrance, or as designated by Planner, to building which has keys, maps, instructions, or other entrance items which will aid the fire department in entering the building in case of fire or emergency.
- D Signs -- It is the intent of this paragraph to provide proper State identification for the public's information. Signage shall be placed to suit the building configuration and the entrance to the State's quarters. All signage shall comply with California Building Code (CBC), Section 1117B.5 Signs and Identification.
- 1 Interior Signage: All doors within the tenant space shall receive signage with California Braille identification (larger than typical ADA Braille). The Braille shall be grade 2 with 1/10th inch on centers within each cell with 2/10th inch between cells. Dots shall be raised 1/40th inch above background. Letters and numbers on signs shall have a width-to-height ratio of between 3:5 and 1:1 and a stroke width to height ration between 1:5 and 1:10. Signs shall be mounted 60" A.F.F. and 4"-6" from strike side of doors. Each toilet room shall have required identification signs (on door and on adjacent wall), which contain the international symbol of accessibility in white on a blue background, color number 15090 in Federal Standard 595B.
 - 2 Interior State of California Identification: On or near entrance door, install the words "STATE OF CALIFORNIA" and the name of State agency, and street or suite numbers as directed. Signage shall be per building standard subject to approval by the State. Painted or pressure sensitive vinyl letters are not

acceptable, unless they are being applied to glass/glazing. Provide similar agency identification signage in the building directory, where occurs.

- 3 Provide 'Maximum Occupancy' sign(s) on the wall above or near the entry door for all conference, meeting, lunch, auditorium, and gathering rooms.
- 4 Exterior: (Applicable only if building is totally occupied by the state.) Letters shall be of; cast aluminum alloy, bronze; black anodized finish, dimensional plastic, or as approved by the State. Submit catalog or sample for approval by the State. The words "STATE OF CALIFORNIA" shall be 6" high and the name of the department shall be 10" high. Sign shall include street address numbers 4" high.
- 5 All building entrances that are accessible to and usable by persons with disabilities shall be identified with at least one standard sign (International accessibility symbol) and with additional directional signs, as required, to be visible to persons along approaching pedestrian ways and path-of-travel to State space.

E Assistive Listening Devices--



Provide an assistive listening device system for all meeting, conference, quiet, assembly and gathering rooms. One portable system per floor can be shared between rooms with occupant loads less than 50. The system shall be designed to accommodate the largest room size that is

being shared. The portable, wireless FM based system shall include high output acoustic headset(s) such as the Centrum 8500-25f (or current model) with disposable ear plugs, neckloop(s), conference microphones and a lockable charger/accessory carry case large enough to hold all equipment. The system shall be hearing aid compatible. Rooms with more than 50 person occupant load and fixed seating, must have a fixed assistive listing device system for 4% of the total number of seats in these rooms, but not less than two. Systems shall be designed to meet Federal Access Board sections A4.33.6 and A4.33.7, website: <http://www.access-board.gov/publications/9-als/bulletin-a.htm> acceptable companies which provide assistive listening device systems are Phonic Ear, Williams Sound, Comtek and Centrum Sound. Provide signage both inside rooms and in common corridor, which shows listening device logo and states that the device is available and where it is located. The Lessor shall provide the system, the State will maintain and repair the system.

F Fire Extinguishers--

Fire extinguishers shall be installed throughout the space per State Fire Code requirements. Extinguishers shall be permanently mounted in recessed or semi-recessed cabinets. Cabinets mounted in fire rated construction shall be rated equal to or greater than the wall into which they are placed. Above each fire extinguisher, high on the wall, shall be placed a red triangular shaped 3-D sign which has printed on it 'Fire Extinguisher' with an arrow pointing down.

G Flagpoles--

State law requires the State and American flags to be displayed at all state buildings when the State (all agencies combined) occupies more than 50% of the available building space, or is the sole tenant. Lessor shall provide a flagpole and California and United States flag(s). Submit proposal for type and size to Planner. The flags must be flown outside the building and must be prominently placed although freestanding flagpole is not necessarily required. Flying any other flags outside or on State occupied buildings will require the approval of the Director of DGS. Flagpole shall be tapered aluminum with external halyard system and snap connections for two flags. Pole shall be 30' above grade if freestanding, or 14' minimum above parapet if attached to building. At freestanding flagpoles, install cleat centered at approximately 48" above ground. Provide Title 24/ADA accessible path to pole. Provide lockable halyard box of length to enclose cleat and protect halyards to 10' above ground. For 24-hour display of flags, provide night time illumination. Said illumination system shall be sensor controlled and highly energy efficient.

H Accessible Public Telephones—

Wall mounted telephones shall be provided one-per-floor. All telephones required to be accessible shall be equipped with a volume control. Check code requirements for banks of four or more interior or exterior telephones. Pay telephones must be adaptable to accept portable text telephone (TTD) for the hearing impaired; an electrical outlet within 4 feet of the telephone is required. Provide international signs for accessible telephone. For volume control, provide button with Braille. Provide clear space of 30" wide x 48" deep in front of telephone. Place center of coin deposit slot at 45" and allow 27" clear underneath the telephone.

I Modular Systems Furniture Projects--

- 1 Modular Systems Furniture (MSF) -- The State may elect to provide and install MSF in lieu of traditional office furniture. MSF may be comprised of any combination of freestanding partition panels, panel supported work tops, files, components, integrated circuitry, and access raceways for provision of electrical power, voice and data cabling.
- 2 If the state elects to use MSF as described above, it will be the lessor's responsibility to include the following materials and/or services in the construction of lease required "Tenant Improvements" (TI's).
 - a Lessor shall obtain any required permits from the local jurisdiction for installation and 'hardwiring' of MSF workstations. State or its MSF vendor will provide MSF layout drawings unless otherwise agreed.
 - b Lessor shall ensure that building electrical/mechanical systems and capacities are compatible with MSF design layout. Lessor shall ensure MSF lay out drawings are used to determine possible conflicts between location of wall mounted equipment such as access panels, thermostats, fire extinguishers, etc. Relocate existing equipment as required to accommodate MSF layout.
 - c If Lessor's architect has been contracted to provide MSF layouts: Main aisles shall be a minimum of 44 inches clear. Side aisles can be a

minimum of 36" in width; 44" clear is preferred. Entrances to individual workstations shall be a minimum of 36". All designs must be reviewed and approved by Planner.

- d Lessor shall be responsible for coordination and delivery of electrical between the MSF and building electrical supply at POC, (POC - generally a junction box at wall or above ceiling) as indicated on MSF installation and wiring cable plans to be provided by the State. If not otherwise noted, provide electrical accommodations for a minimum of 3 duplex receptacles per workstation: one dedicated for computers and two miscellaneous circuits. One 20 amp circuit not to serve more than 4 workstations. Lessor shall also be responsible for final 'hardwire' connections at POC as required after placement of system furniture by vendor. Where MSF power/communication poles are utilized, Lessor shall furnish and install seismic bracing for said poles, as required by the local building official.
 - e Unless otherwise agreed to by State, the Lessor shall be responsible for coordination and installation of voice/data communication cabling system complete from building main point of entry (MPOE) through intervening equipment room(s), as required to meet maximum cabling run requirements to final point of termination(s) at MSF. Cabling shall be minimum Category 5, unless stated otherwise in these Exhibit 'B' Specifications.
 - f Unless otherwise agreed, the lessor shall provide staging area(s) sufficient to accommodate all MSF components required for a complete installation. All pathways and staging areas shall be kept clear of construction debris and other trade(s) and equipment.
 - g Lessor shall provide access to building and facilities to the State and its MSF installer, as required during MSF installation period.
- 3 Installation -- An installation project for MSF takes place in four phases: design, procurement; scheduling; and set-up.
- a Unless otherwise agreed, the State or its representative shall provide MSF layout drawing(s) to lessor for use in the preparation of construction documents.
 - b Unless otherwise agreed, the State shall complete all procurement procedures for purchase of MSF.
 - c Coordination of delivery and installation of systems furniture is critical to timely occupancy by the tenant agency, as business can not be conducted until power, voice and data components are fully operational. Lessor shall agree to target completion date(s) for TI project and or TI project phases. Modular systems furniture installer shall provide installation schedule to lessor and agree to target completion date(s) for MSF installation project and or phases.

- d Installation of modular systems furniture may not take place until construction of tenant improvements is substantially complete. Conditions required for said completion are as follows:
- Building official approval of electrical and cabling systems to the point of connection shall be approved during permit process and shall be inspected at the MSF installation completion.
 - Installation of floor covering.
 - Substantial completion of project punchlist.
- e If lessor fails to meet the target project completion date for TI's, the interval of delay will be added to the target systems installation date. Lessor shall be responsible for storage and associated delivery costs of systems product if delivery schedules can not be adjusted to conform to new schedules.
- f If MSF installer fails to meet the target systems installation date, rent will commence on the originally targeted date.
- g If state (RESO or tenant agency) causes delay to lessor or MSF installer, rent will commence in accordance with the original schedule.

MODULAR SYSTEM FURNITURE SELECTION

☐ ☐ MODULAR SYSTEM FURNITURE IS BEING USED ON THIS
YES NO PROJECT

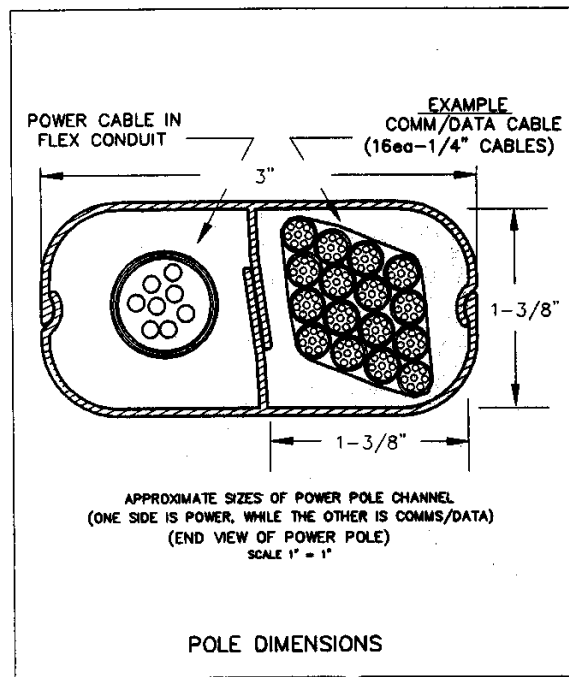
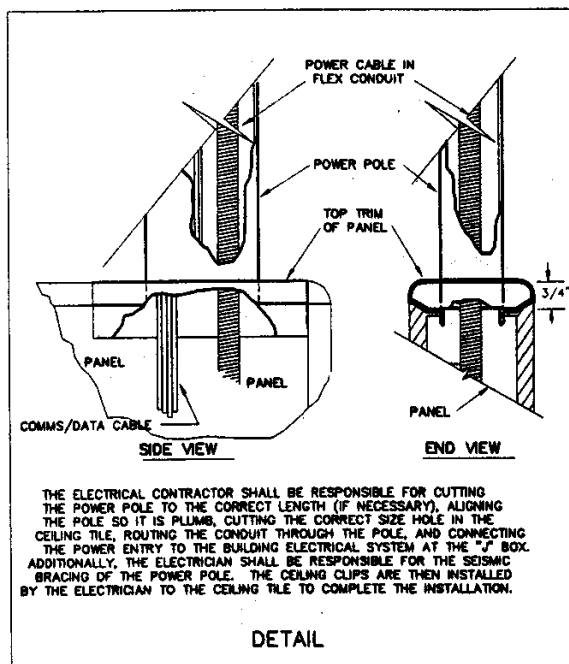
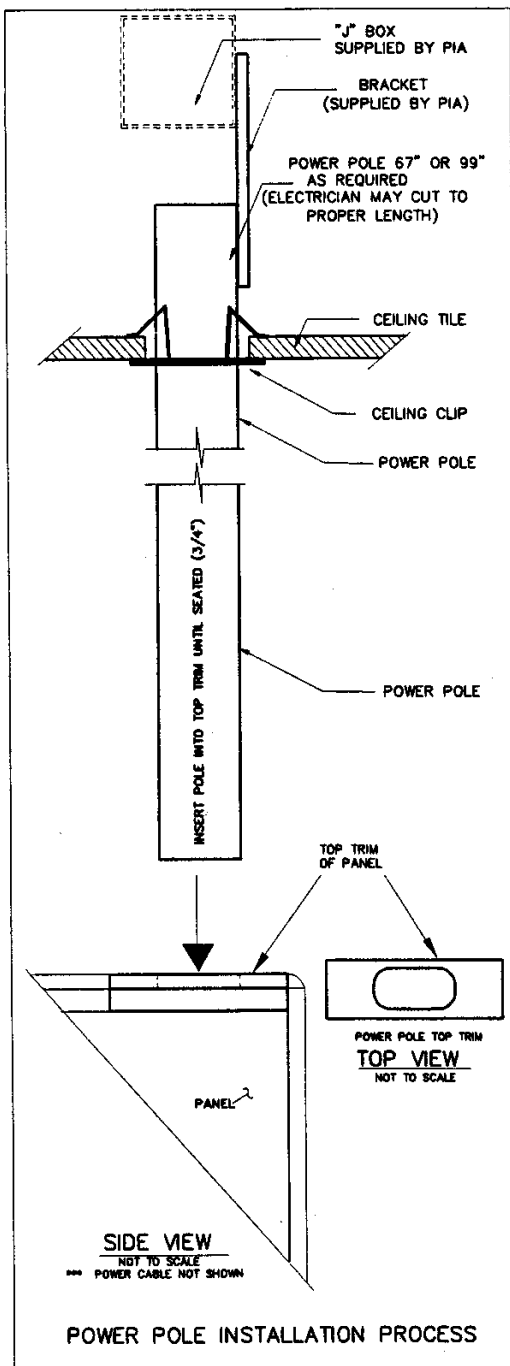
TYPE OF MODULAR SYSTEM FURNITURE BEING USED

☐ PIA (PRISON INDUSTRY AUTHORITY)
☐ ALLSTEEL
☐ HAWORTH

SEE FOLLOWING MODULAR SYSTEM FURNITURE WIRING DIAGRAMS WHICH
CORRESPONDS WITH THE SELECTED MANUFACTURER LISTED ABOVE.

PIA SYSTEM FURNITURE – WIRING DIAGRAMS

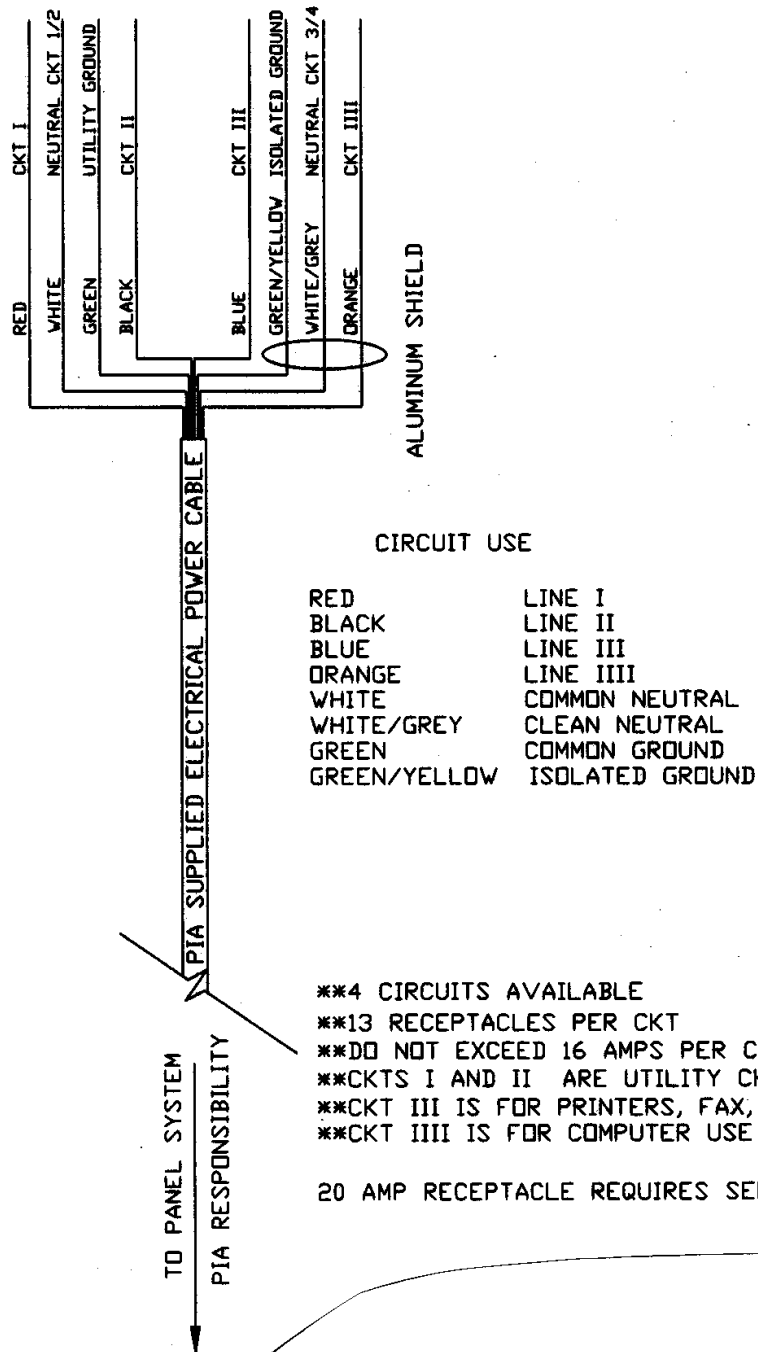
NOTE: LESSOR/GENERAL CONTRACTOR shall provide electrical connections and seismic bracing by licensed electrician.



PIA CENTURY 2000---560 E. NATOMA ST.--FOLSOM, CA 95630
(916) 3581761

PIA SYSTEM FURNITURE – WIRING DIAGRAMS

NOTE: LESSOR/GENERAL CONTRACTOR shall provide electrical connections and seismic bracing by licensed electrician.

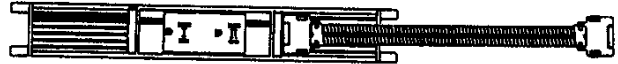


PIA SYSTEM FURNITURE – WIRING DIAGRAMS

NOTE: LESSOR/GENERAL CONTRACTOR shall provide electrical connections and seismic bracing by licensed electrician.

Trac-Pac 8

TRAC-PAC



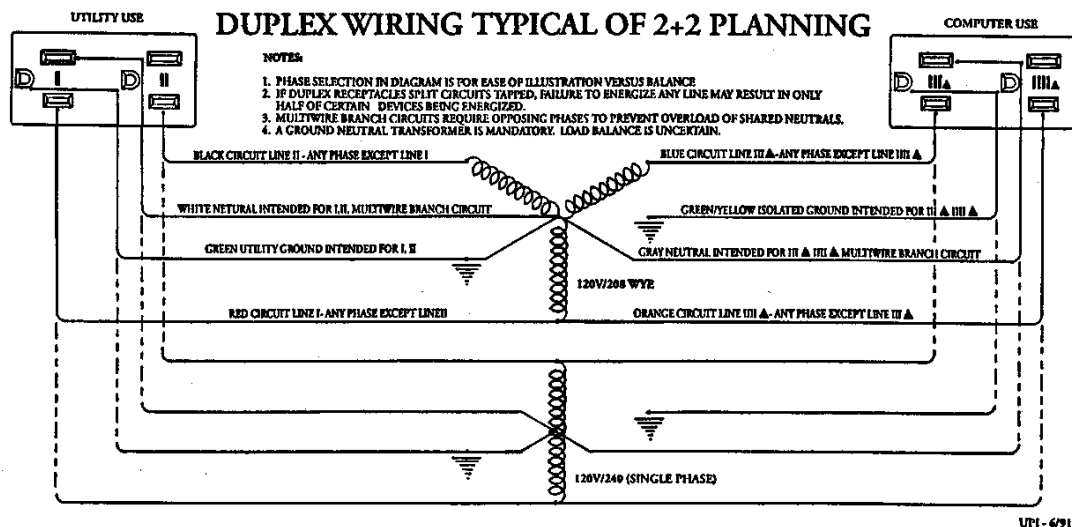
HARMONICS PROTECTION

Two Plus Two In Only Two Devices

Trac-Pac has a patented feature embodied in two duplex devices:

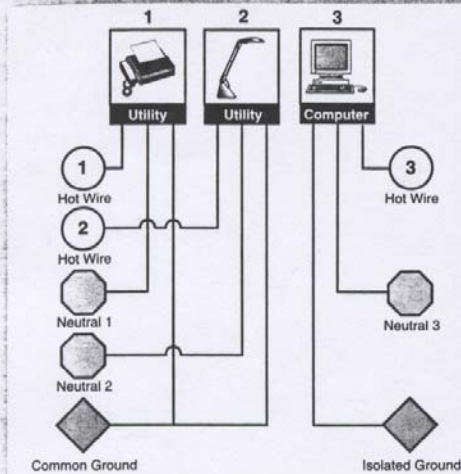
Only two circuits share each neutral. The worst case load is 28 amperes in a #12 neutral. These two devices greatly simplify ordering, specification, stocking, use, and understanding. Four circuits make choosing confusing. These two devices make the choice simple – computer or utility?

Two split duplexes give each user access to four circuits. Occasional breaker overloads call for simply replugging offending equipment. Rewiring, new access, new duplexes, or reconfigure of power can commonly be avoided.

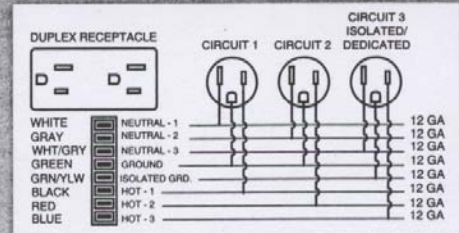


ALLSTEEL SYSTEM FURNITURE – WIRING DIAGRAMS

Three-circuit, separate neutrals



The Three-circuit, separate neutrals configuration is a wiring option that provides separate neutrals for each of the three circuits. Two circuits share a common ground, and one circuit is isolated/dedicated. The three-circuit components have model numbers with an "A" suffix and appear in a gray box in this price.



Two 8-wire, 20 AMP (15 AMP Canadian) electrical systems are offered

Electrical System	Circuitry	Receptacle Capacity			
Four-circuit 4-Hot/2-Neutral/2-Ground (10 gauge neutral wires)	3 + 1	Common Circuit-1 871501	Common Circuit-2 (1) 871502	Common Circuit-3 871503	Iso/Dedicated Circuit-4 871504
	2 + 2	Common Circuit-1 871501	Common Circuit-2 871502	Isolated Circuit-3 871506	Isolated Circuit-4 871504
Three-circuit 3-Hot/3-Neutral/2-Ground (12 gauge neutral wires)	w/separate neutrals	Common Circuit-1 871501A	Common Circuit-2 871502A	Iso/Dedicated Circuit-3 871503A	N/A

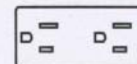
(1) Circuit-2 (one of the 3 common circuits sharing a neutral wire) cannot be used with a single-phase building electrical supply.

Typical power usage by the most commonly specified office equipment.

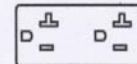
Source: Industry Analysis, Inc., Rochester, NY

EQUIPMENT	AMPS	EQUIPMENT	AMPS	EQUIPMENT	AMPS
Computers		Copiers		FAX Machines	
Personal Computer	3	Desktop Copier	15	InkJet FAX	less than 1
Notebook Computer	3	Console Copier	20	Thermal FAX	less than 1
		Copier/Duplicator	30	Plain paper FAX	8
Monitors		Printers		Task Lights	
13" Color Monitor	2	Dot Matrix	less than 1	36" T8 Fluorescent	0.2/bulb
17" Color Monitor	3	InkJet	less than 1	48" T8 Fluorescent	0.3/bulb
21" Color Monitor	4	Personal Laser or LED	8		
		Workgroup Laser or LED	15		

Duplex Receptacles



15 AMP Receptacle



20 AMP Receptacle
(Required by some large copiers.)

Notes:

- Four-circuit components and three-circuit components (with suffix "A") can not be used together.
- Components of the two systems are keyed differently to prevent components of one system being connected to components of another system.
- Allsteel Model Numbers are printed on the UL labels, and components are color-coded to provide visual identification of the different components.
- Four-circuit components have black plastic parts.
- Three-circuit components have rust-colored terminal ends and receptacle backs are rust colored.

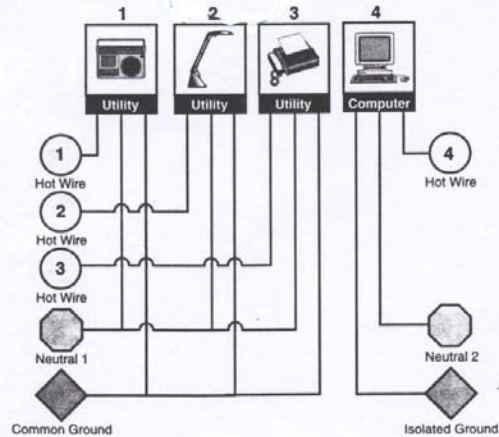
ALLSTEEL SYSTEM FURNITURE – WIRING DIAGRAMS

RESD PLANNER:

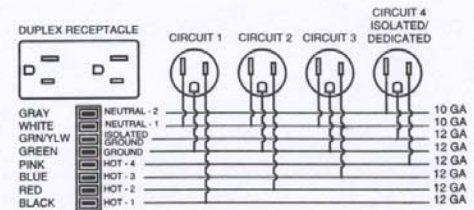
CHECK OFF WHICH CONFIGURATION IS BEING USED ON THIS PROJECT



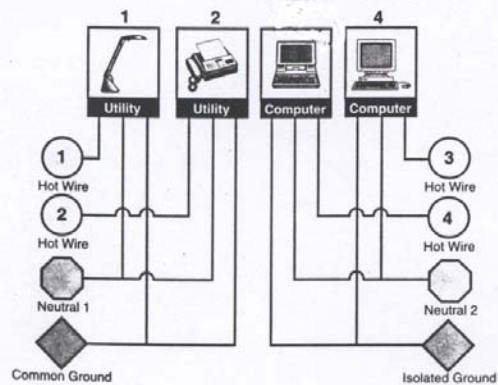
Four-circuit, 3 + 1 Receptacle Option



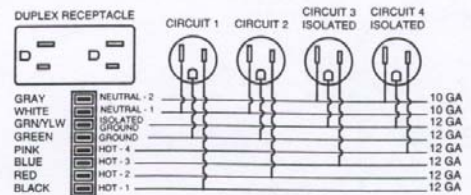
The 3 + 1 option is the electrical standard used on Concensys for many years in most installations. This wiring option provides three utility circuits plus an isolated/dedicated circuit for more sensitive equipment. Circuit 2 (one of the 3 common circuits sharing a neutral wire) cannot be used with single-phase building electrical supply.



Four-circuit, 2 + 2 Receptacle Option

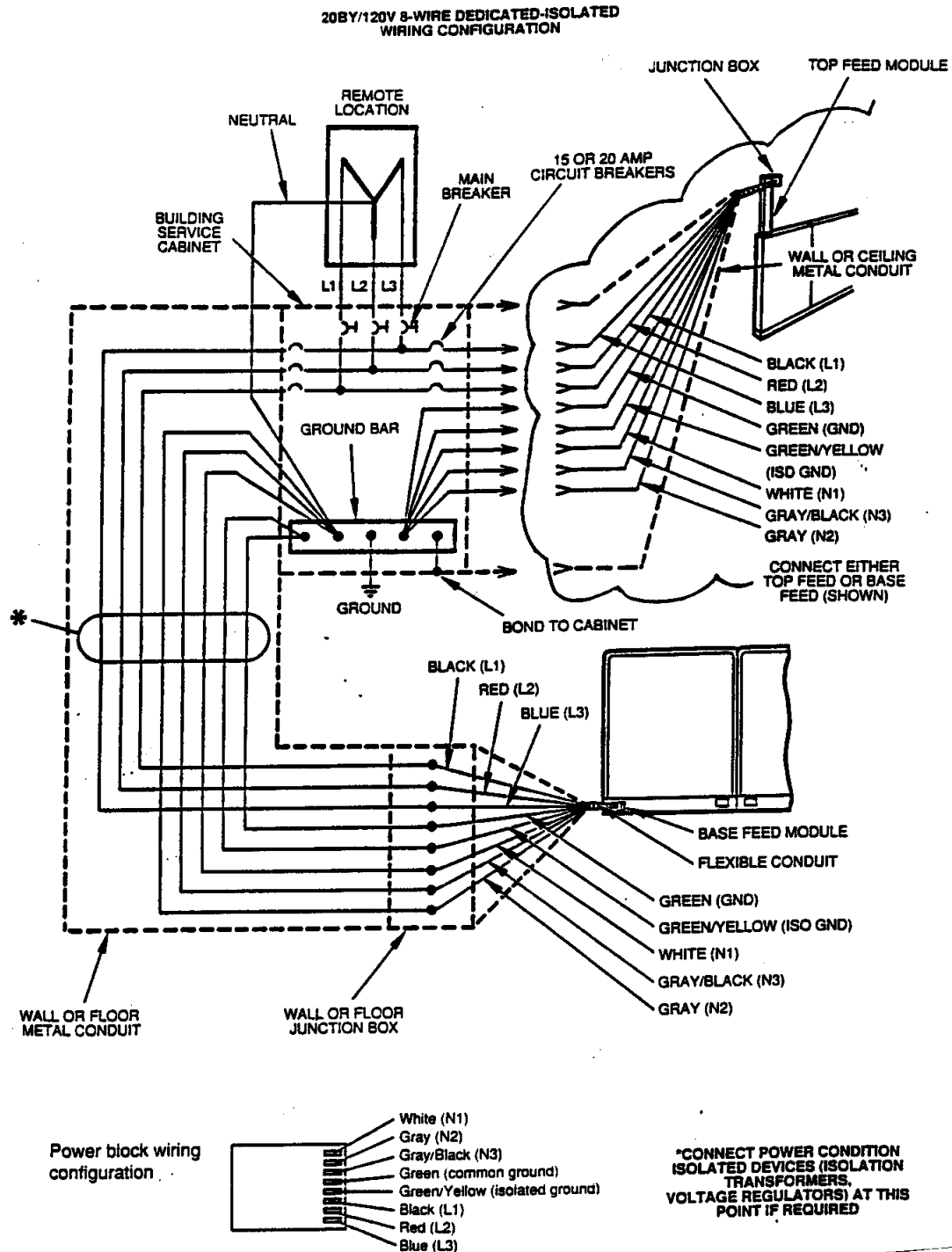


The 2 + 2 option is a wiring option that provides two utility circuits and two isolated circuits for more extensive computer usage applications.



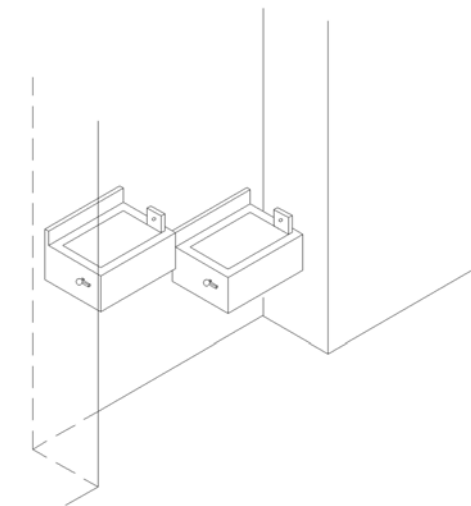
HAWORTH SYSTEM FURNITURE – WIRING DIAGRAMS

NOTE: LESSOR/GENERAL CONTRACTOR shall install & connect all above ceiling junction boxes for modular furniture, including installation of seismic bracing for furnished junction boxes.



02.10 PLUMBING

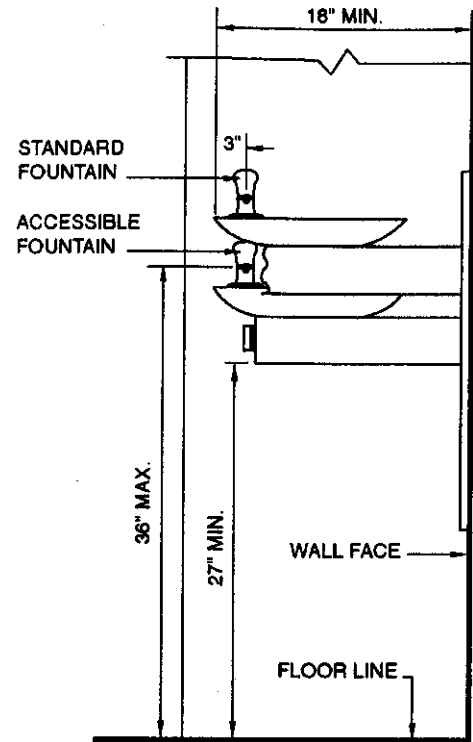
- A Plumbing fixtures shall be as indicated on plans with number and type of fixtures shown. If not shown on plans, provide plumbing fixtures in number and type required by the CPC (California Plumbing Code). There shall be an accessible restroom facilities (1 man/1woman) within 200 feet of an accessible restroom entrance. When the state is leasing space on multiple floors, the lessor shall provide accessible restrooms on each floor occupied by the state.
- B All new water closets and urinals must be wall mounted.
- C All fixtures and accessories must be as energy and resource efficient as possible. The following is general criteria and should be used as appropriate:
- Limit flow rates to 0.5 gpm for lavatory and multipurpose faucets and 2.5 gpm for kitchen faucets (at 80 pound per square inch, or psi) provide spray nozzle.
 - Limit flow rates to 1.5 gpm for showerheads (at 80 psi).
 - Limit maximum flush volume to 1.6 gallons for toilets and 1 gallon for urinals.
- D Provide hot and cold water at each lavatory and sink, per CPC and CCR Title 24, Part 5. All new domestic hot water systems shall be located not more than 35 feet from furthest point of use and shall have an energy factor of at least 0.95, and shall be equipped with an external or internal heat trap on all inlets and outlets. All water heaters shall initially be set at 110° F.
- E In addition to the hot, cold and waste water systems required by code, the lessor shall provide floor drains in restrooms, locker rooms with showers, shower rooms, etc., or as requested by Planner.



HI-LOW DRINKING FOUNTAIN IN ALCOVE
(Non-alcove drinking fountain w/railing is an exception and needs hardship approval.)

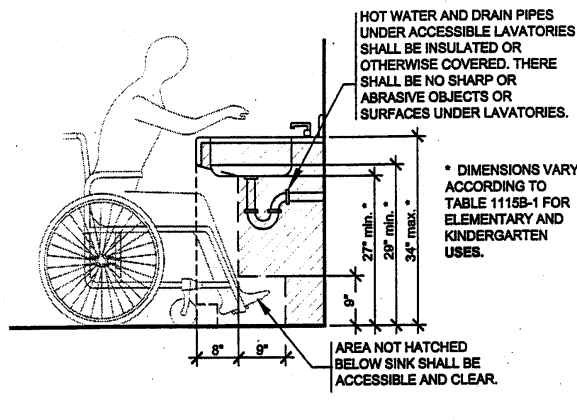
F Provide one or more ADA compliant refrigerated drinking fountain(s) within close proximity to office quarters or as indicated on plans. In existing conditions where single accessible water fountains are located; they shall be completely within alcoves not less than 32 inches in width and 18 inches in depth. The bubbler height shall be 36". Provide 27" clear under the fountain to the floor. The water shall pour parallel to the front of the fountain. In new construction, where only one drinking fountain area is provided on a floor, there shall

be a drinking fountain that is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. This can be accommodated by the use of hi-low fountains, or by other means as would achieve the required accessibility for each group on each floor. The bi-level fountain shall be located completely within an alcove 48" wide x 18" deep. The bubbler height shall be 42" for the higher fountain, and shall be 36" for the lower. Provide 27" clear under the fountain to the floor. All drinking fountain drains shall be centered 18" from the side alcove wall.



SECTION

- G Soldered connections on water supply lines shall use ASTM B32, Grade 5A 95-5 Tin Antimony solder. Lead solder is not allowed.
- H At fixtures provided for the state's exclusive use, provide the following:
- 1 Hot water to lavatories, and sinks water temperature shall not exceed 105° F. Flow restrictors or orifices shall be installed in all hot and cold water lavatory faucets to restrict water flow to maximum of 1-1/2 gpm.
 - 2 If garbage disposals are shown on Exhibit 'A', they must be placed in sink(s) in one of the following configurations:
 - In a 30" deep counter with rear draining sink OR
 - In a double wide sink; the counter can be 24" deep with a 36" wide cabinet opening below.
 - In either situation all clearances shown in diagram, which follows, must be maintained.



J Accessible sink shall not exceed 7 inches in depth. Accessible sink counters shall be equipped with faucet controls: push, lever or electronically operated. Faucet controls: lever handles, push type with 5 pounds maximum activated force, or electronically operated type.

- K Operating water heaters and storage tanks shall be fitted with external insulation blankets rated at a minimum thermal resistance value of R-6 unless the existing insulation jacket is in excess of R-12.

02.11 HEATING, VENTILATING, AND COOLING

- A Comfort conditioning system shall consist of a fully automatic heating, cooling, and ventilating system providing air continuously during occupied hours to areas designed for occupancy; including, but not limited to, storage-work rooms, lounge, employees' room, internal corridors, telephone equipment room and where noted on plan.

- In existing or new space, the Lessor shall operate HVAC system to provide continuous air changes for a minimum of 24 hours per day, for a minimum 7 days prior to occupancy.

- B Systems shall be zoned for each exposure and for interior zones, each zone of size and shape to ensure even distribution and temperature control throughout occupied space.

- C The heating and cooling system shall be designed and capable of maintaining the following temperatures in all occupied areas:

Design Criteria

Winter: 76°F

Summer: 72°F

Operating Criteria

Winter: 68°F

Summer: 78°F

- D The complete hydronic and air system shall be checked, adjusted, and balanced following the installation of MSF and re-balanced two weeks after occupancy by an established air-balancing firm in accordance with the AABC Standards. A certified air balance report shall be provided to the Planner within two weeks after occupancy.

- E Non-mechanical heating and cooling, such as indirect evaporative cooling, desiccant dehumidification, and passive solar design measures are preferred provided the above temperatures can be maintained.

- F Detailed heating and cooling calculations, and Title 24 compliance information shall be submitted to the State upon request, and shall include equipment selection data. "As-built" drawings shall be submitted upon project completion. The cooling load for conference rooms, hearing rooms, public lobbies, waiting rooms, and employee rooms shall be based on occupancy of 20 S.F. per person. Cooling load for all other areas shall be based on an occupancy of 100 s.f. per person.

- G Distribution ductwork shall be properly insulated in accordance with the California Mechanical Code (CMC). Ductwork shall be concealed or aesthetically compatible with the architectural design of the interior space. Air distribution system shall be equipped with air volume controls and shall be capable of draftless operation at an acceptable noise level while handling the design flow of air. The 'acceptable noise level' shall comply with *1999 HVAC Applications ASHRAE Handbook*, Section 46.25, Table 34 and Guideline Criteria for HVAC – Related Background Sound in Rooms. Return air shall be conducted through registers connected to ductwork or plenum above ceilings, except as otherwise approved by the State. The ductwork

construction and installation shall conform to the appropriate Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) low velocity or high velocity duct construction standards.

- 1 All ductwork, plenums, and fitting joints from all heating and cooling equipment in unconditioned or unoccupied space shall be insulated in accordance with CCR Title 24, Part 1 through Part 6.

In new construction, defined as work being done in shell buildings, reconfiguration of open space to private offices, rezoning and realignment over 20% of the entire space, all ducting shall be sheet metal.

- 1 Flexible ductwork may be used only at air outlets and at maximum length of 7 feet.
- H Individual supply and return air outlets shall be provided in each enclosed area. Undercutting of doors, door grilles, or jumper ducts are not acceptable.
- I All steam, steam condensate return piping, and recirculating hot water piping in unheated areas shall be insulated in accordance with CCR Title 24, Part 1 through Part 6.
- J All fan systems shall be equipped with an economizer system that will use outdoor air up to 100% of fan capacity for cooling of the building. Operation of the economizer cycle shall be controlled by outside dry bulb air temperature. Outdoor air dampers are to be specified for low air leakage and adjusted for tight closure.
- K Minimum outside air ventilation shall be 20 cfm per person.
- L A design supply airflow of .75 cfm per s.f. in interior or windowless perimeter spaces is acceptable.
- M Toilet rooms shall be provided with a mechanical exhaust system providing a minimum of 15 air changes per hour. Replacement air shall be supplied directly or indirectly from the building system. Individual supply ducts or sound-lined jumper ducts are acceptable. Where toilet rooms have individual exhaust fans, the fan operation shall be interlocked with the associated HVAC unit supply fan. Exhaust air shall be ducted to the outside.
- N Lunch rooms and break rooms where microwave oven, cook tops or other food heating elements are being used shall be provided with an exhaust fan in the room, ducted directly to the outside.
- 1 This requirement can be accomplished in one of the following three ways in order of preference: exhaust hood, exhaust into open-air plenum using a HEPA quality filtration system, or a room air re-circulating hood.
- O Thermostats shall be provided for the regulation of the 'daytime' temperature in each zone without manual attention by tenant. The thermostats shall include automatic change over from heating to cooling. 'Dead Band' thermostats shall be used with adjustable range where no heating or cooling is activated. The temperature range of the thermostats shall be minimum 55°F to 85°F (13°C to 28°C). Lockable tamperproof covers shall be provided. Thermostats shall be cleaned, calibrated, and adjusted to 68°F maximum for heating and 78°F minimum

for cooling. Room thermostats shall be located in representative location (out of the sun, out of diffuser blow, and not on exterior walls or near return air devices). If no other alternative exists, thermostat may be placed on an exterior wall, only with insulation bases and only after approval by the Planner. Coordinate location of wall thermostats with Planner to avoid placing them behind millwork, modular system furniture or other specialties and equipment.

- P Where the heating design temperature is below 35°F, provide one winter night setback thermostat for each (or all) air handling unit(s). The thermostat shall cycle the heating system to maintain 55°F.
- Q One or more readily accessible, adjustable, automatic-control time clocks (7-day), battery or spring loaded, or energy management start/stop systems (micro processors) shall be provided to allow the shutoff and startup of the heating, ventilating, and cooling equipment for off-hour energy control. Locate control unit in mechanical room or as directed by the State. State shall determine maximum daily hours of operation. Provide one-hour bypass timers where after-hours operation as noted on plans or as directed by the Planner.
- R New refrigeration equipment or heat pumps may be air cooled or water cooled with a minimum COP or EER ratings specified in CCR Title 24, Part 1 through Part 6.
- S Filtration shall be provided for all ventilated (outside air) and recirculated air. Low static pressure filters shall be used, with 0.15" maximum pressure drop when clean, except in areas requiring a cleaner atmosphere.
- T Install electric ignition pilots for all gas-fired boilers and furnaces.
- U When doing work such as painting, wallcovering or other work, ensure that materials used do not emit toxic fumes.

Before performing work which causes non-toxic fumes, notify tenant and building lessor, shut off registers and radiators to vestibules, lobbies, hallways, adjacent tenant spaces and stairwells. For double duct systems, shut off cooling during heating months and heating during cooling months. Minimum ventilation requirements must be maintained. Raise cold air supply temperature, lower hot air supply temperature, lower boiler water temperature, lower condenser water temperature, and raise chilled water temperature to compensate for reduced heating and cooling load while maintaining the room temperatures in accordance with Section 02.11 C.
- V All equipment shall be inspected for proper operation at least every month. An inspection and maintenance log for time clocks and all major equipment, including the economizer, shall be posted in the mechanical room or in a convenient building location and be available upon request for state inspection. Lessor shall keep inspection and maintenance records in the format described in Title 8, General Industry Safety Orders, Section 5142.
- W Refer to Division 1, Section 01.02, Paragraph B, for energy conservation criteria.
- X Computer Rooms: Check Exhibit 'A' or 'Special Provisions' at the end of these Specifications for additional data, regarding electrical and 24 hours HVAC use.

- Y All hallways, corridors and walkways shall be air conditioned and heated unless otherwise noted by Exhibit A drawing or by Planner.
- Z In multi-tenant buildings, HVAC zones, and thermostats shall not be shared with another tenant. All pertinent conditioning equipment and components shall be adjusted, modified or replaced for this project space.
- AA Duct Cleaning shall be performed prior to occupancy and every two years thereafter. Any duct cleaning should be scheduled during periods when the building is unoccupied to prevent exposure to chemicals and loosened particles. The air handling unit should not be used during the cleaning or as an air movement device for the cleaning process. The system should be run to allow at least 8 air changes in the occupied space when duct cleaning has been completed, per The National Air Duct Cleaning Association requirements. Use vacuum equipment or fans during cleaning and sanitizing to make sure that cleaning vapors are exhausted to the outside and do not enter the occupied space. When the vacuum collection unit is inside the occupied space, only HEPA filtered (high efficiency particle arrestor) vacuuming equipment shall be used.

02.12 ELECTRICAL

- A Design Guidelines-- Follow recommended design guidelines in the IESNA Lighting Handbook, Ninth edition, including the following:
- Office Area Visual Comfort Probability (VCP) of 70 or better for any ceiling mounted direct luminaries.
 - If the primary task in a large office space is reading a VDT screen, the maximum allowable ceiling luminance should not exceed 850 cd/m².
- B California Code of Regulations (CCR), Title 24, Part 6, California Energy Code, has been revised effective June 1, 2001. The change was implemented by AB 970, Energy Efficiency Standards for Residential and Non - Residential Buildings. It is the lessor's responsibility to comply with applicable codes, ordinances, and regulations inclusive of this change to Title 24, Part 6, and effective June 1, 2001.
- C Unless noted otherwise on Exhibit 'A' plan: Recessed fluorescent fixtures shall be three (3) lamp, twenty-four (24) cell or four (4) lamp, thirty two (32) cell parabolic diffuser type fixtures suitable for split switching. Split switching of the 2' x 4' fluorescent lighting fixtures shall be standard where utilized in conference rooms and special use areas. Conference rooms and other special rooms shall include recessed can-type dimmable incandescent fixtures utilizing tungsten halogen lamps. A mixture of 2'x4' and can-type fixtures may be used.
- D In general, lighting schemes should avoid high contrast, scalloped patterns, or other visually distracting results. Lighting control technologies shall be installed to effectively combine the use of daylight and fluorescent lighting with daylight sensors and dimmable fluorescent ballasts in open office areas and lobbies. Provide motion sensors and/or bypass timer controls for rooms and areas within the space to reduce energy consumption by switching off fixtures in unoccupied areas.
- E Ambient lighting shall consume no more than 0.9 watts/square foot with a measured minimum ambient lighting level (see schedule on following page). T-8 or

T-5 fluorescent lamps shall be provided with a color rendering index (CRI) of 85 and a color temperature of 3500° K, similar to Osram Sylvania Inc., Phillips Lighting, GE or approved equal.

- F All 125 volt, single-phase, 15 and 20 ampere receptacles installed to serve countertop surfaces and which are located within 6 feet of the outside edge of the sink shall have a ground fault circuit interrupter protection for personnel.
 - G At all suspended light fixtures, the lens (every type) shall be firmly anchored to the fixture to prevent it from being dislodged. The lens shall remain easily accessible for maintenance.
 - H Office areas shall have sufficient lighting fixtures properly spaced and capable of providing the recommended lighting average-to-minimum levels of illumination levels, indicated in the following table:
-

Lighting Levels for Office Space

(Levels shown are average maintained horizontal foot candles, measured 30" above finished floor).

Minimum Lighting Levels

Work Surfaces (includes task lighting)	50 foot candles
Work Area Ambient Lighting	30 foot candles
Telecommunications rooms and closets	50 foot candles*
Special Purpose Area(s)	75 foot candles*
Garage Area(s)	50 foot candles*
Hallways, Aisles, Corridors	25 foot candles
Conference / Meeting Rooms	30 - 70 foot candles**
Incandescent Lighting	10 - 30 foot candles**
Drafting Areas	50 foot candles
High Density Filing Areas	50 foot candles
Document Processing Area/Room	30 foot candles
Circulation Space around work areas	30 foot candles
Building Entries	5 foot candles
Restrooms	40 foot candles*
Waiting and Lounge Areas	15 foot candles
Coffee Counters	20 foot candles
Lunch Rooms/ Break Rooms	30 foot candles
24/7/365 Rooms – Emergency Light	1 foot candle
Warehouse	2 foot candles
Parking Lots/Areas	See 'T' of this section***
Exit Lighting –LED type fixtures consuming not more than 2 watts per fixture	

* To be controlled by occupancy sensor

** Using dimmable fluorescent ballasts or split switching

*** To be controlled by a programmable timer with an integrated photocell control device

(1) In open plan offices it may be appropriate to provide task-level (i.e. circulation area levels throughout the space.) Pre-approved furniture-mounted task fixtures may be used to achieve appropriate illumination levels.

(2) Light (foot-candle) level and type (metal halide, fluorescent, etc.) should be engineered relative to equipment and task requirements for specific area.

I The total lighting system design load for office space shall not exceed energy budget as per Title 24, Part 1 and Part 6. Proper lighting at task locations is important. Average footcandle levels shall not be exceeded.

J Requirements for new or replacement linear fluorescent lighting systems

- Minimum Color Rendering Index (CRI) of 75%
- Option of common Color Temperature lamps (CCT) (3000° K through 4100°K)
- Minimum power factor of 90%
- Minimum system efficacy of 90 lumens per watt
- High frequency electronic ballast
- Maximum Total Harmonic Distortion (THD) of 20%
- Minimum lamp life of 20,000 hours

- K Requirements for compact fluorescent lighting systems
 - Minimum Color Rendering Index (CRI) of 75
 - Option of common Color Temperature lamps (CCT) (2700° K through 4100°K)
 - Minimum power factor of 90%
 - Minimum system efficacy of 60 lumens per watt
 - Electronic ballast
 - Maximum Total Harmonic Distortion (THD) of 20%
 - Minimum lamp life of 10,000 hours
- L Pairs of one-lamp or three-lamp recessed fluorescent luminaires and continuous mounted fluorescents that are (1) on the same switch control, (2) in the same area, (3) within 10 feet of each other in accessible ceiling spaces; and (4) do not use electronic ballasts, shall be tandem wired and shall not use single lamp ballasts.
- M Light fixtures shall be installed with a 6' flexible 'pigtail' to facilitate rearrangement.
- N Replace incandescent lamps with linear fluorescent, compact fluorescent or with circular fluorescent lamps wherever possible.
- O In building designed for a return air plenum, light fixtures shall be of the return air type.
- P Lights shall be controlled by wall switches in general. All light switches shall be installed within the space controlled by them or near entrances and exits to areas served. Three-way switches shall be provided in corridors and spaces with more than one entrance.
- Q Emergency lighting shall be placed at all exits, stairwells, exit pathways, 24/7/365 HVAC rooms in intervening rooms connecting adjacent spaces and restrooms. Exit Lights shall be Light emitting diode (LED) type.
- R Lighting panel switches, if required, shall have a 7-day spring loaded or battery loaded time clock set for a maximum of 10-1/2 hours of operation daily. Time clock operation shall have manual override with one hour reset. Override shall be accessible to tenant.
- S Install dual switching to provide even half level lighting in enclosed areas (100 s.f. or larger in which the connected lighting load exceeds 1.2 watts per square foot for the space as a whole) in accordance with Title 24, Part 6, Sec. 131(b).
- T Lighting for parking areas shall be high-pressure sodium or metal halide in full cutoff luminaires. Average light levels shall correspond to zones as referred to in IESNA RP33-99.
- U Where exterior illumination is required, use high intensity discharge (HID) lamps in full cutoff luminaires for accent light and outdoor building security lighting where possible. All building entrances shall be lighted.
- V Decorative lighting shall be kept to a minimum or eliminated.
- W Any parking and outdoor lights (nonsecurity) shall have photocell control or a 7-day spring or battery loaded time clock set to suit State's after hours needs.

- X Duplex convenience outlets shall be 20 ampere 125 volt 3 wire grounding type, provided in the number indicated and located as shown or directed with at least one in each office.
- Y Provide wiring and electrical switching and control equipment for heating, ventilating, and cooling equipment and other special power or heating equipment.
- Z Provide special outlets, dedicated circuits, isolated ground convenience outlets, etc., for copy machines, word processing equipment, data processing equipment, etc., where shown on plan. Dedicated circuits shall have individual black wire from outlet to panel breaker and individual white (neutral) wire from outlet to panel neutral bus. Green wire shall be run to building ground via an isolated ground panel bus. (Green wire may be ganged from outlets to isolated ground panel bus.) Lessor shall furnish certification from electrical contractor that this work has been installed in compliance with Specifications and vendor's equipment requirements.
- AA Service and metering facilities shall be in accordance with power company requirements. Short circuit calculations shall be performed based on the available fault current from the utility system and contribution from the facilities motors. Furnish and install main switchboard, panelboards, and feeders as required.
- BB Lessor shall provide and install all conduit, complete with pull wire, necessary for telephone installation including conduit from exterior of building to junction box location and telephone distribution centers. Provide telephone terminal backboard or terminal cabinet of proper size, as directed by telephone company. Provide flush cabinets or closets to enclose all telephone backboards, terminal strips, and telephone equipment except where suitable telephone company furnished covers will serve to conceal these items. Provide lighting and power outlet(s) in closets as required by telephone company. Telephone service outlets shall be as shown and conduit provided to serve these locations.
- CC Provide 20 percent additional electrical capacity to state leased space.
- DD Refer to Division 1, Section 01.02, Paragraph C, for energy conservation criteria.
- EE The electrical breaker panels servicing the State's leased area shall be accessible from the building core or from within the State's quarters.
- FF Code required fire alarm, smoke systems, and fire suppression systems shall be provided at the Lessor's cost. Voice, data and security systems shall be provided as agreed upon in the lease.
- GG All appliances and all energy consuming products shall be Energy Star certified as deemed appropriate by the EPA current evaluations at time of permitting for this project. The Energy Star® labeling program is a partnership between the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Energy (DOE). All products displaying the Energy Star® label meet Federal Energy Management Program (FEMP) standards. For energy consuming products where there are no FEMP recommended standards, or Energy Star® product available, the Lessor's contractor shall purchase products that conserve electrical power and/or natural gas to the maximum extent possible, within budgetary constraints. Currently, the FEMP has recommendations for the following product categories:

- 1 Lighting Technologies: Fluorescent tube lamps, fluorescent ballasts, HID luminaries, downlight luminaries, fluorescent luminaries, compact fluorescent lamps and exit signs.
- 2 Commercial/Industrial Equipment and Appliances: Air or water-cooled electric chillers, air conditioners, heat pumps, dishwashers, refrigerators, electric water heaters, gas water heaters, air source heat pumps, boilers, ice cube machines, motors, distribution transformers, and centrifugal pumping systems.

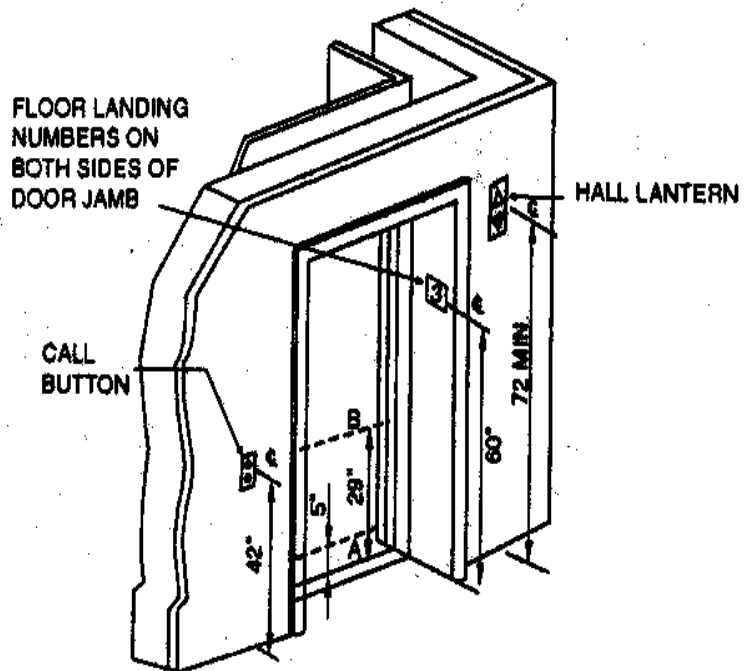
HH For MSF requirements, see section 02.09 I of these specifications.

II For electrical/data/telephone outlet heights: existing receptacles may remain at 12" AFF, while new outlets shall be placed at minimum 15", with a preferred height of 18" AFF. Outlets above 24" deep counters shall be mounted at 46" AFF.

02.13 ELEVATORS

A Elevator lobbies shall have at least one means of egress. The use of exit or exit-access doors shall not require keys, tools, or special knowledge or effort.

B The car interior shall allow for the turning of a wheelchair. The minimum clear distance between walls or between wall and door, excluding return panels shall not be less than 80" by 54" for center-opening doors, and 68" by 54" for side-slide opening doors. The emergency stop shall be mounted no lower than 2'-11" from floor. The emergency telephone shall be placed no higher than 4 feet above the floor, and the handset cord shall be a minimum of 2'-5" in length. Door opening time to be calculated per Title 24 - Chapter 30.

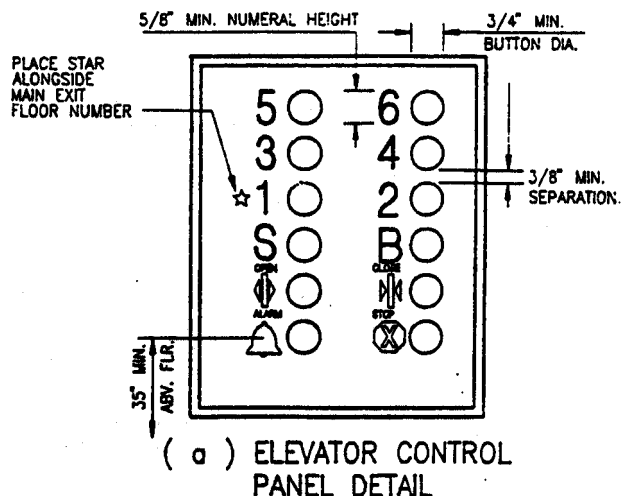


Note: the automatic door re-opening device is activated if an object passes through either line A or line B. Line A and Line B represent the vertical location of the door re-opening device not requiring contact.

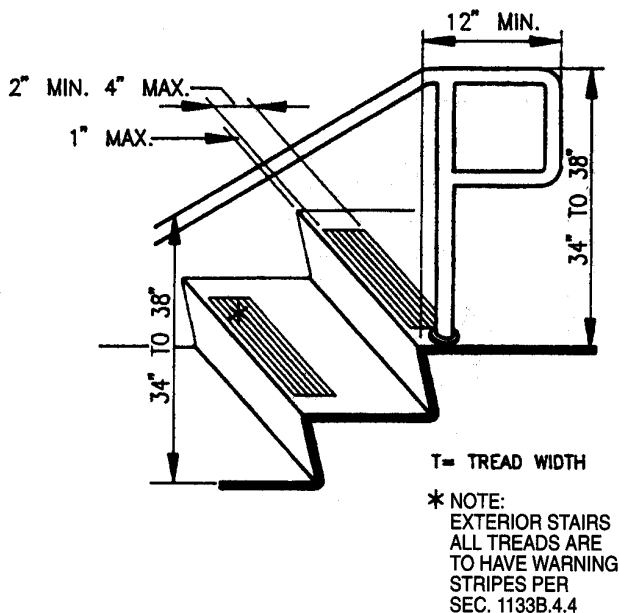
- C Buttons for hall call and floor selections shall be fully illuminated, $\frac{3}{4}$ " in size, square shouldered and shall be raised $\frac{1}{8}$ " above the surrounding surface. All elevator components must be marked by a California Braille symbol immediately below the number, character, symbol or accessory (phone, etc.). The letters shall be raised white, not aluminum.
- D 'Smoke Guard', 'Wondoor' or other protective devices as approved by the State Fire Marshal shall be added to all elevators per floor of occupancy when required by the State Fire Marshal.

02.14 STAIRS

- A Stairways shall contain the following components, see Section 1133B.4 for further design criteria.



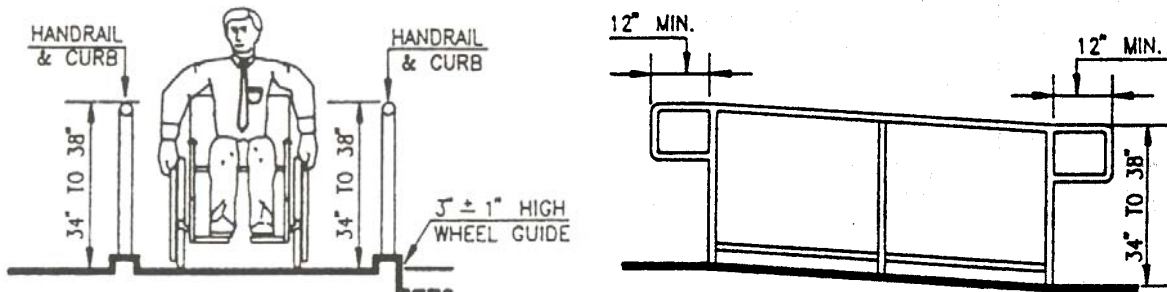
- 1 Handrails shall be 34" to 38" above the nosing of the treads
- 2 Handrails shall extend a minimum of 12 inches beyond the top nosing and 12 inches, plus the tread width, beyond the bottom nosing.
- 3 Handrails projecting from the wall shall have a space of 1- $\frac{1}{2}$ inches between the wall and the handrail and not protrude more than 3" into required width.
- 4 The handgrip portion of handrails shall be not be less than 1 $\frac{1}{4}$ inch or more than 1 $\frac{1}{2}$ inches in nominal dimension. The handgrip portion of handrails shall have a smooth surface with no sharp corners and edges shall have a minimum radius of $\frac{1}{8}$ inch.
- 5 *Striping for the visually impaired.* For interior stairs, the upper approach and the lowest tread of each stairway shall be marked by a strip of clearly contrasting color at least 2 inches wide and not more that 1 inch from the edge, (All treads at exterior stairs).
- 6 Open risers are not acceptable.



- 7 Guardrails must be spaced such that a 4" sphere can not pass through, and shall be 42" high.

02.15 RAMPS

- A Landings at ramps shall be 60" x 60" at top and intermediate and 72 in length and 60" wide at turning and bottom landings.
- B Ramps shall be calculated at 12" horizontal for every 1" of vertical rise = 1:12



02.16 PARKING AND PAVING

- A Parking areas shall have pre-cast concrete bumpers to protect property and pedestrians and shall be paved, including paved access from street and be properly graded for effective disposal of surface water away from building, and off site. Each stall shall have unobstructed individual access. Mark parking stalls with painted 4" wide stripes of white traffic paint or indicate by marker buttons. Provide direction arrows, "IN" and "OUT" indications, etc., and appropriate designation of space for state and Title 24/ADA requirements.
- B Parking areas shall be free of holes, patches, divots or other unlevel, uneven, unsightly conditions. If new material is used, the existing asphalt shall be ground for fill.
- C All new striping or labeling of parking spaces and designations shall be performed using lead-free parking lot paint.
- D Path of Travel: Shall consist of an unobstructed, continuous pedestrian pathway (the route shall coincide with the route used by the general public) from the parking lot and the public way connecting the office quarter's with the exterior approaches, entrances, exits, restrooms, telephones, and drinking fountains serving those office quarters including vertical accessibility where applicable.
- E The requirements for the people with disabilities parking spaces will be as follows: Provide parking ratio for accessible parking stalls to total spaces. Please see the table below for spaces required. Calculate each parking lot or parking structure separately. Provide accessible Van space(s) as required, minimum of one. Each van space shall have it's own 8 foot unloading space – they can not be shared.

SPACES REQUIRED:

Establishes the number of accessible parking spaces required.

TOTAL NUMBER OF PARKING SPACES IN LOT OR GARAGE	MINIMUM REQUIRED NUMBER OF CAR SPACES	MINIMUM NUMBER OF VAN SPACES
1-8	0	1
1-25	0	1
26-50	1	1
51-75	2	1
76-100	3	1
101-150	4	1
151-200	5	1
201-300	6	1
301-400	6	2
401-500	7	2
501-1000	*	2
1001 and over	**	2

* Two percent of total

**Twenty plus one for each 100, or fraction thereof over 1,001.

- F Arrangement of parking space: In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. Also, the space shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own. Pedestrian ways, which are accessible to persons with disabilities, shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space; in new construction, curb cuts shall be used.
- G Identification of Parking Spaces: Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 inches in area and, when in path of travel, shall be posted at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade. Signs may also be centered on the wall at the interior end of the parking space at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. Van-Accessible spaces shall have an additional sign stating "Van-Accessible" mounted below the symbol of accessibility.
- 1 All signs which state 'Handicapped' or 'Physically handicapped' must be removed and replaced with wording which reads "Persons with Disabilities". This is true for all signage through out the property.
 - 2 Provide tow-away signs at each entry to each parking lot which *shall not be less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, which clearly and conspicuously states the following:*

*"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at lessor's expense. Towed vehicles may be reclaimed at.....*** or by telephoning***"*

*** This information must be a permanent part of the sign and shall not be omitted – use police non-emergency number.

H Parking Space Size: Accessible parking spaces shall be located as near as practical to a primary entrance and shall be sized as follows:

- 1 Dimensions. Where single spaces are provided, they shall be 14 feet wide and outlined to provide a 9 feet wide parking area and a 5 feet loading and unloading access aisle on the passenger side of the vehicle. When more than one space is provided in lieu of providing a 14 feet wide space for each parking space, two spaces can be provided within a 23 foot wide area lined to provide a 9 feet wide parking area on each side of a 5 feet loading and unloading access aisle in the center. The minimum length of each parking space shall be 18 feet.
- 2 Van space(s). One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide minimum and shall be designated van accessible.

I Construction drawings shall include a site and/or building plan showing the path of travel denoted by a dashed or dotted line and all slopes in path of travel exceeding 1:20.

02.17 LANDSCAPING

- A All new landscaping shall be of a locally drought tolerant variety.
- B Deciduous trees (5 gallon size) shall be planted on the west, east, and south sides of the building where planting is called for on plans. Solar access rights to adjacent buildings shall be observed.

02.18 PROJECT CLOSE OUT

- A At project completion the Lessor shall provide the Planner copies of the following documents:
- Copy of Building Permit – Prior to occupancy
 - Certificate of Occupancy – within 30 days from date of occupancy
Note: a copy of the final signed off inspection card shall be submitted prior to occupancy.
 - Air Balance Report – Prior to occupancy and two weeks after occupancy
 - O & M Plan for Toxins as applicable
 - WIC Certified Compliance Certificate for millwork and cabinetry- Prior to occupancy
 - State Fire Marshal approved transmittal – Prior to occupancy
 - DSA approved/ reviewed form - Prior to occupancy
 - O & M Plan and training for floor maintenance, building systems (HVAC, security, and the like) appliances, etc., as applicable
 - Sustainable lumber certification
 - Emergency evacuation plans (8 ½" x 11) framed under glass.
 - Concrete moisture test
 - Copies of all approved hardship or MOU agreements
 - Pre and post Construction Waste Management checklist

02.19 SUBSTANTIAL COMPLETION

- A The building shell and core and leasehold improvements shall be considered substantially complete when constructed in accordance with Exhibits 'A', 'B' and 'C' which define a level of completion that will allow the State tenant program to operate without material interference.
- B Access to premises: State, its employees, agents, and invitees, have ready access to the building and premises through the main lobby of the building and elevators upon substantial completion.
- C Mechanical/Utility/Finish Installations: The following items are installed, in good operating order, and accessible or useable by State for State's preparation and/or completion of the premises and accomplishing the move-in: building lobby; hallways on floor on which premises are located (including walls, flooring, ceiling, lighting, restrooms, etc.); elevators, including, but not limited to, the elevator designated for moving of furniture and freight; HVAC, utilities, and plumbing serving the premises; and the doors and hardware on such doors.
- D Broom Clean: The premises shall be broom clean.
- E Inspection and Punch List: Prior to lease commencement and/or occupancy, the parties shall inspect the premises, have all systems demonstrated, and prepare a punch list. The punch list shall list incomplete, minor, or insubstantial details of construction; necessary mechanical adjustments; and needed finishing touches. Said list shall be prepared by, or reviewed and approved by the State Project Space Planner prior to implementation of constructions and, or repairs. Lessor will complete the punch list items within 14 days after occupancy of the premises. Lessor will promptly commence and diligently continue to correct any latent defects, as they become known pursuant to lease agreement. The acceptance of the premises by the State shall not constitute a waiver of any defect in lessor's construction or a waiver any warranty or future code compliant item.
- F Substantial completion shall be based on the complexity of construction, tenant's move-in date, installation of MSF, code-related items and all items as described in Exhibits 'A' and 'B'. Planner will make the final determination of when substantial completion was achieved.

DIVISION 3 -- SPECIAL PROVISIONS

The following Special Provisions supplement requirements specified in Divisions 1 and 2 and supersede requirements, which are in conflict; see Planner for direction on discrepancies and conflicts: